

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Newcastle / 64

Previous Physical Inspection: 2002

Improved Sales:

Number of Sales: 1204

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$126,700	\$243,900	\$370,600	\$392,400	94.4%	7.68%
2005 Value	\$135,100	\$255,800	\$390,900	\$392,400	99.6%	7.39%
Change	+\$8,400	+\$11,900	+\$20,300		+5.2%	-0.29%
% Change	+6.6%	+4.9%	+5.5%		+5.5%	-3.78%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.29% and -3.78% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$122,600	\$205,700	\$328,300
2005 Value	\$130,600	\$216,900	\$347,500
Percent Change	+6.5%	+5.4%	+5.8%

Number of one to three unit residences in the Population: 8645

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in the plats of : China Falls (Major 156400); Edmunds Plat (Major 227000); Heritage Morgan (Major 326035); Lake Washington Ridge (Major's 411380 & 411381); Honey Creek (Major's 344980 thru 344982) and The Highlands at Newcastle (Major's 330396 thru 330399) were at a higher assessment level others and will be adjusted upwards less than the average. Homes in the Debar plat (Major 193810) were at a lower assessment level than others and will be adjusted upward more than other properties. Low grade homes were at a much higher assessment level than others and will be adjusted downward.

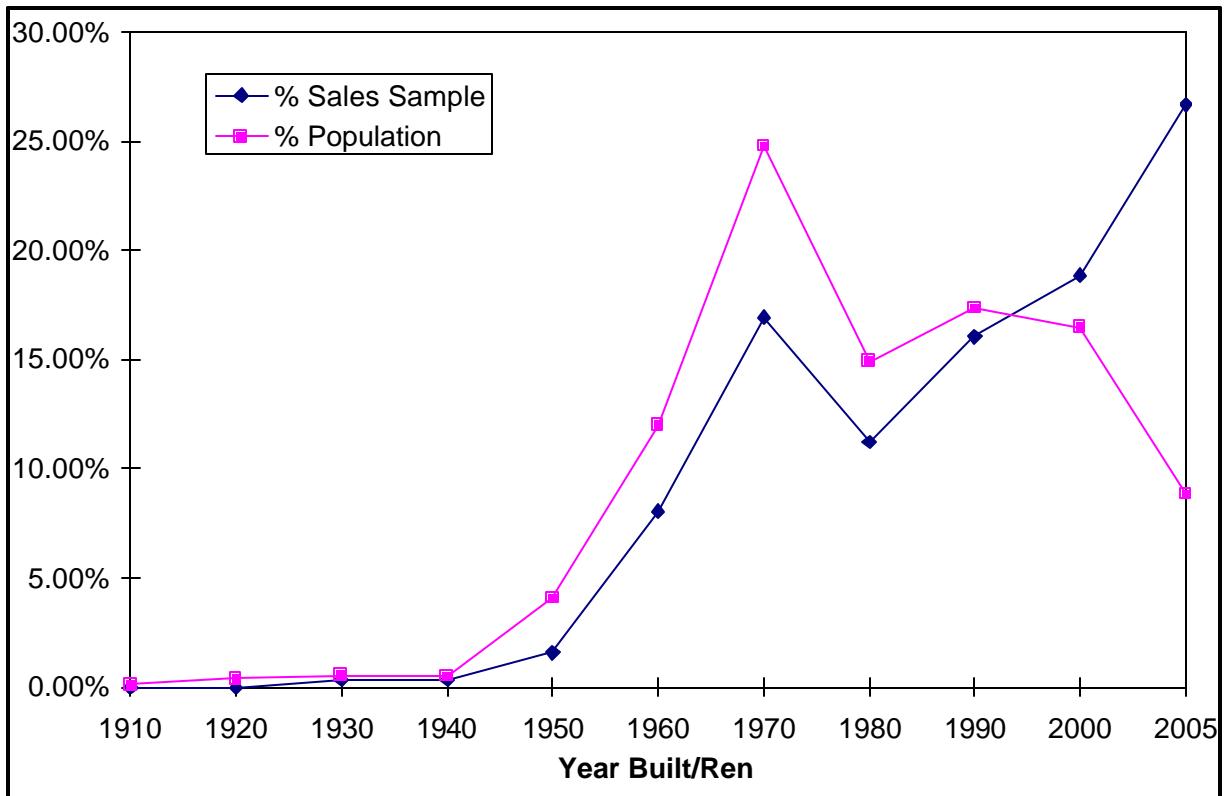
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	4	0.33%
1940	4	0.33%
1950	19	1.58%
1960	97	8.06%
1970	204	16.94%
1980	135	11.21%
1990	193	16.03%
2000	227	18.85%
2005	321	26.66%
	1204	

Population		
Year Built/Ren	Frequency	% Population
1910	9	0.10%
1920	32	0.37%
1930	47	0.54%
1940	44	0.51%
1950	351	4.06%
1960	1037	12.00%
1970	2145	24.81%
1980	1291	14.93%
1990	1499	17.34%
2000	1426	16.50%
2005	764	8.84%
	8645	

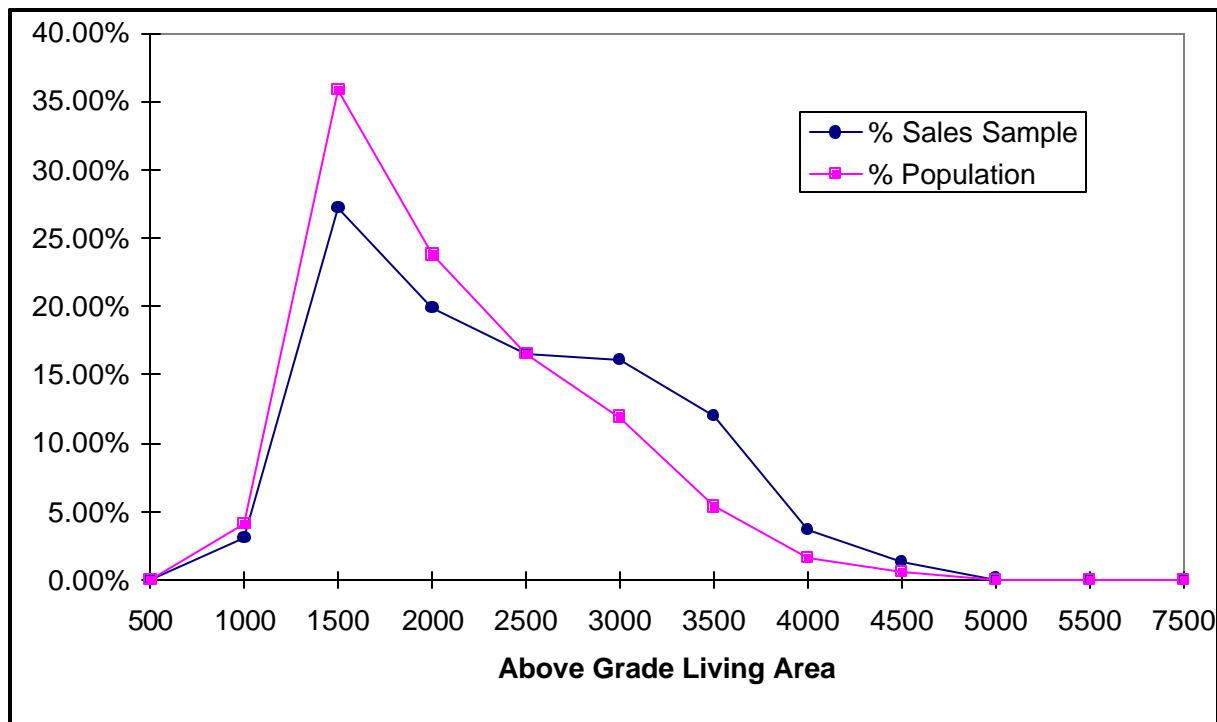


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	37	3.07%
1500	328	27.24%
2000	240	19.93%
2500	199	16.53%
3000	194	16.11%
3500	145	12.04%
4000	44	3.65%
4500	16	1.33%
5000	1	0.08%
5500	0	0.00%
7500	0	0.00%
	1204	

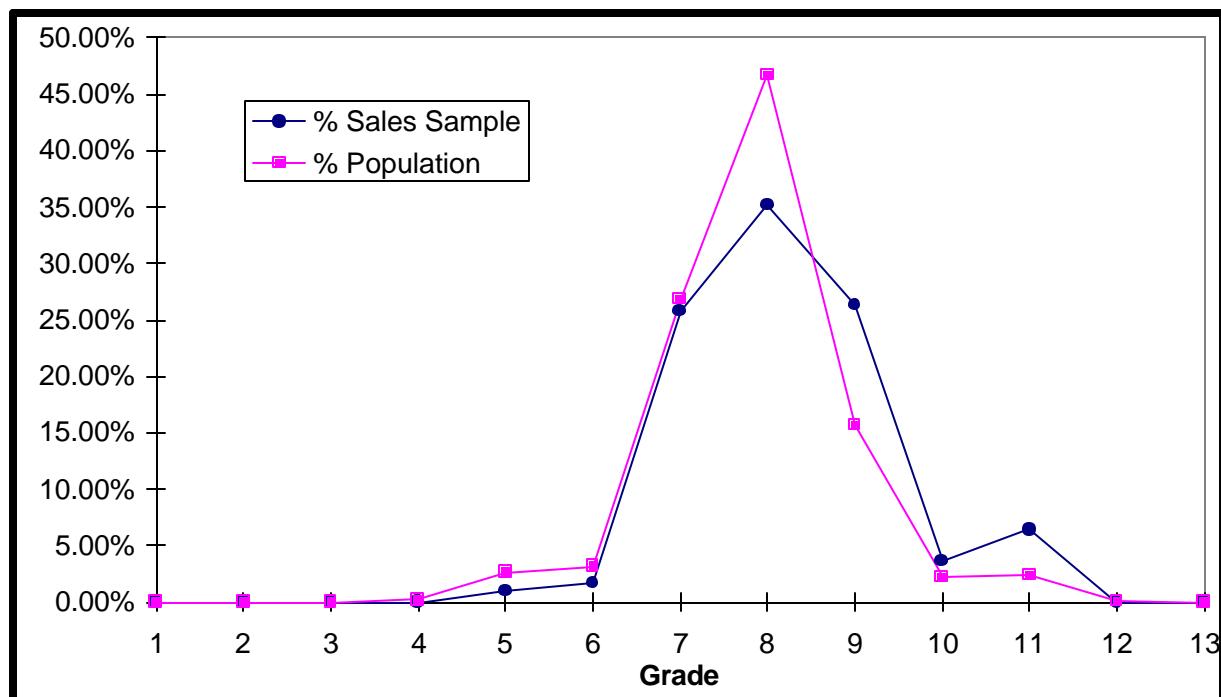
Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	358	4.14%
1500	3102	35.88%
2000	2056	23.78%
2500	1428	16.52%
3000	1030	11.91%
3500	465	5.38%
4000	142	1.64%
4500	54	0.62%
5000	4	0.05%
5500	3	0.03%
7500	3	0.03%
	8645	



The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

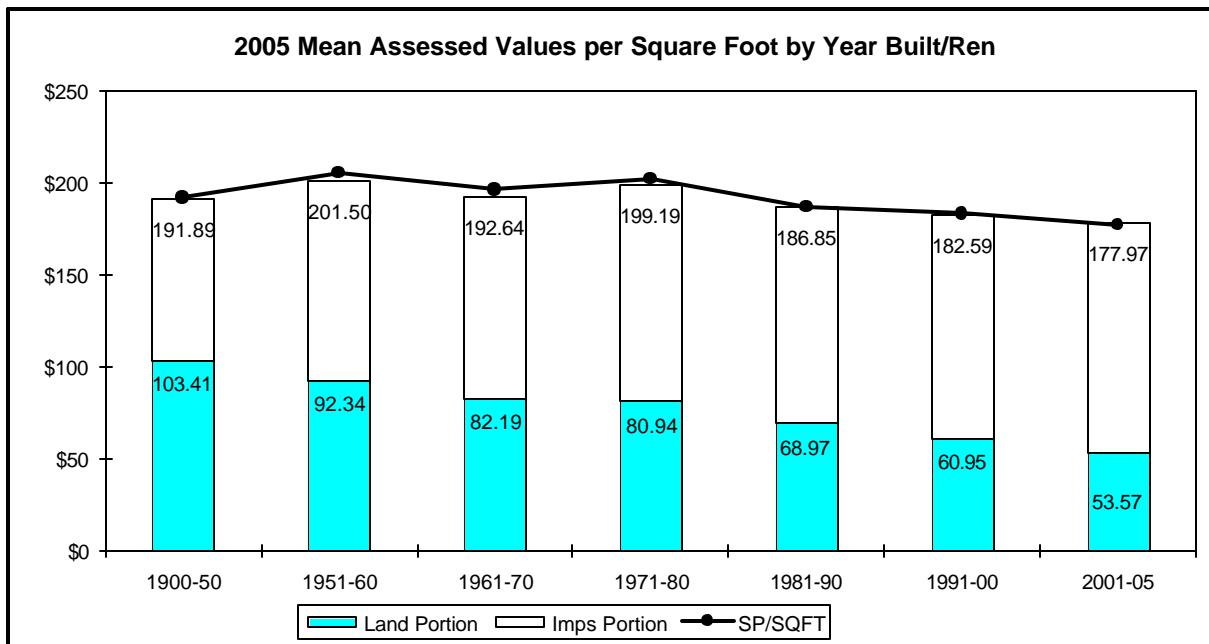
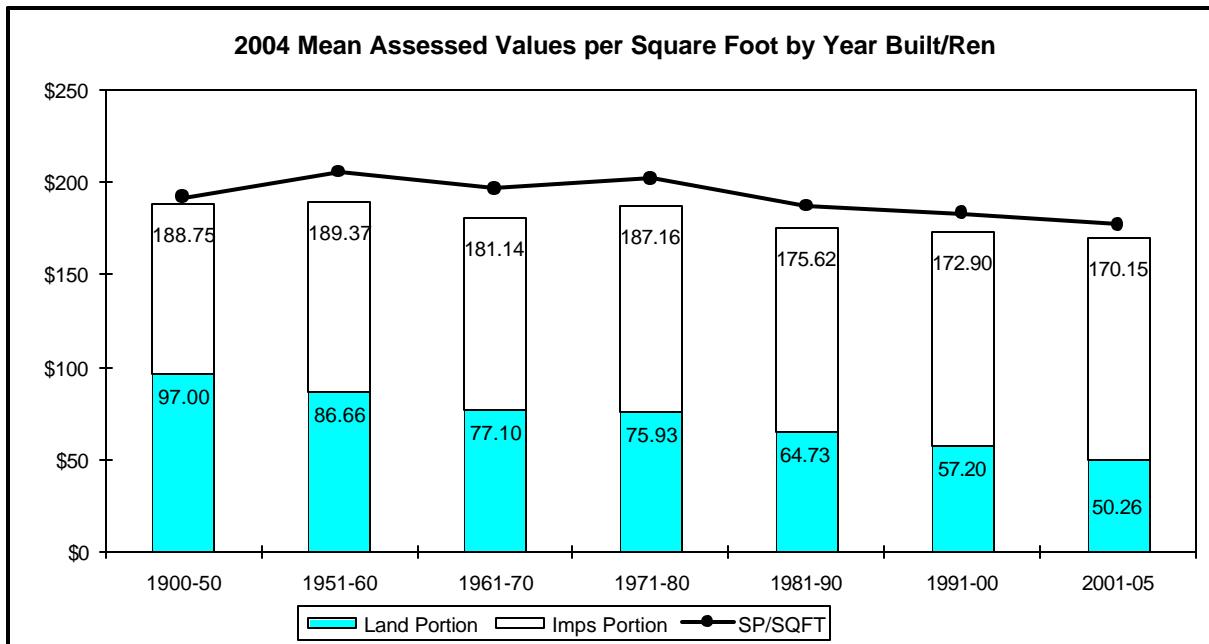
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.01%
4	0	0.00%	4	20	0.23%
5	12	1.00%	5	229	2.65%
6	20	1.66%	6	273	3.16%
7	310	25.75%	7	2321	26.85%
8	424	35.22%	8	4036	46.69%
9	317	26.33%	9	1358	15.71%
10	44	3.65%	10	189	2.19%
11	77	6.40%	11	205	2.37%
12	0	0.00%	12	13	0.15%
13	0	0.00%	13	0	0.00%
1204			8645		



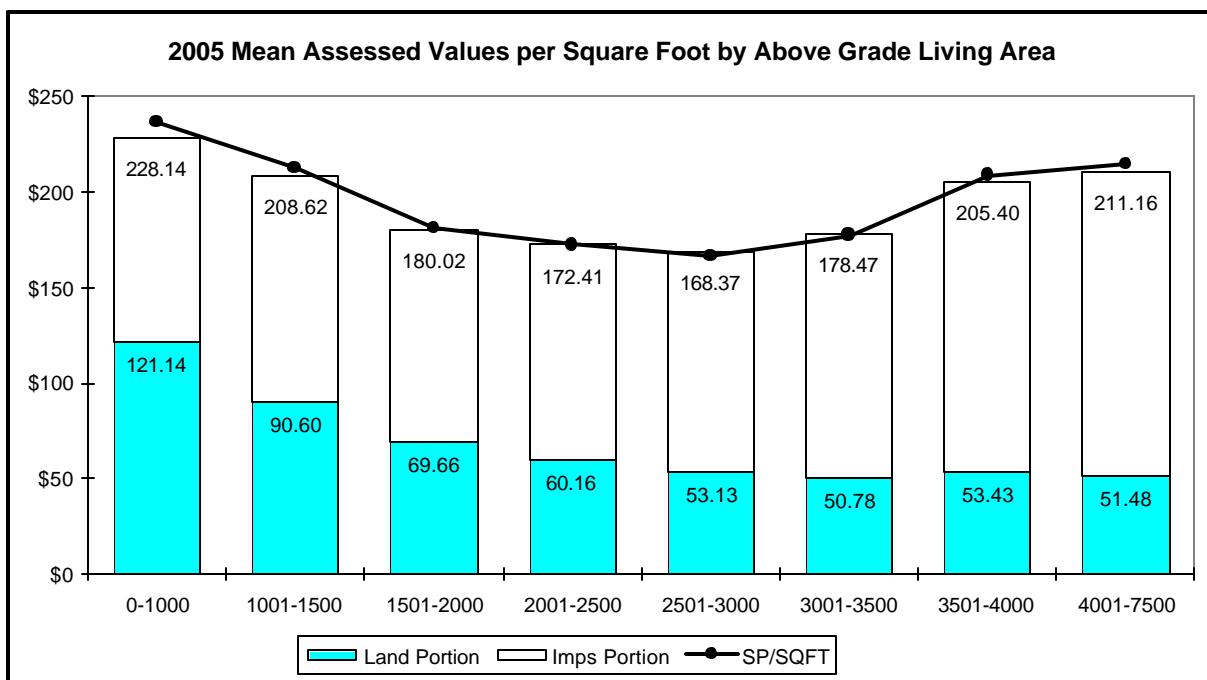
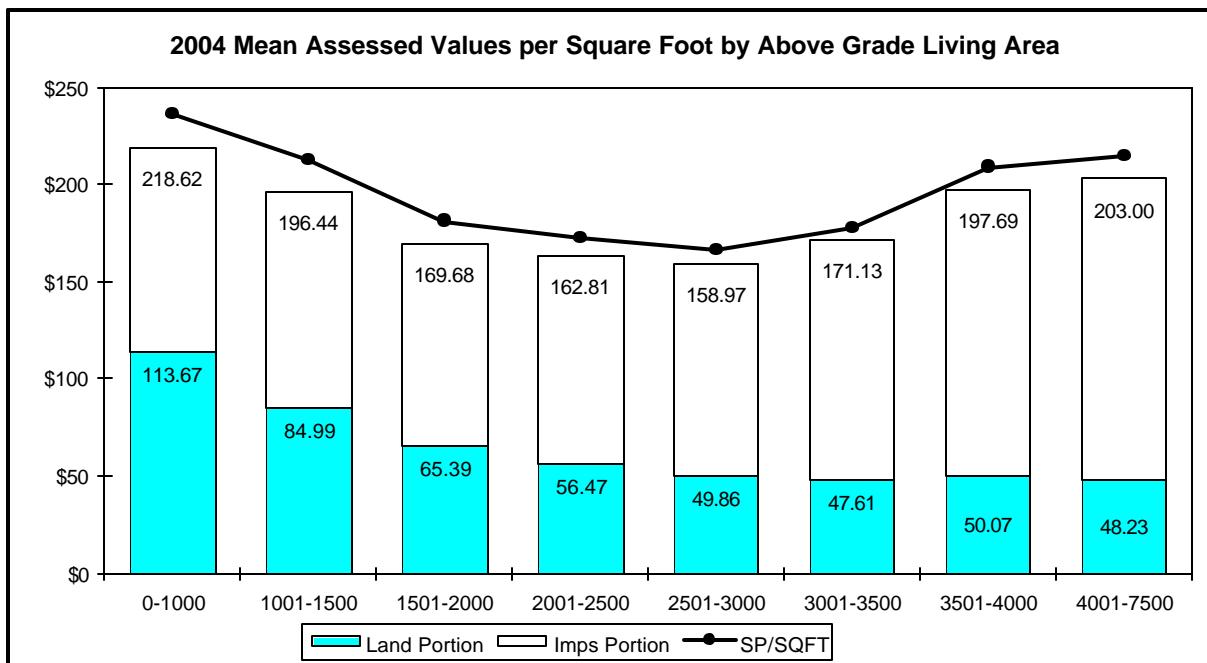
The sales sample frequency distribution follows the population distribution fairly close with regard to Building Grade. This distribution is adequate for both accurate analysis and appraisals.

***Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated***



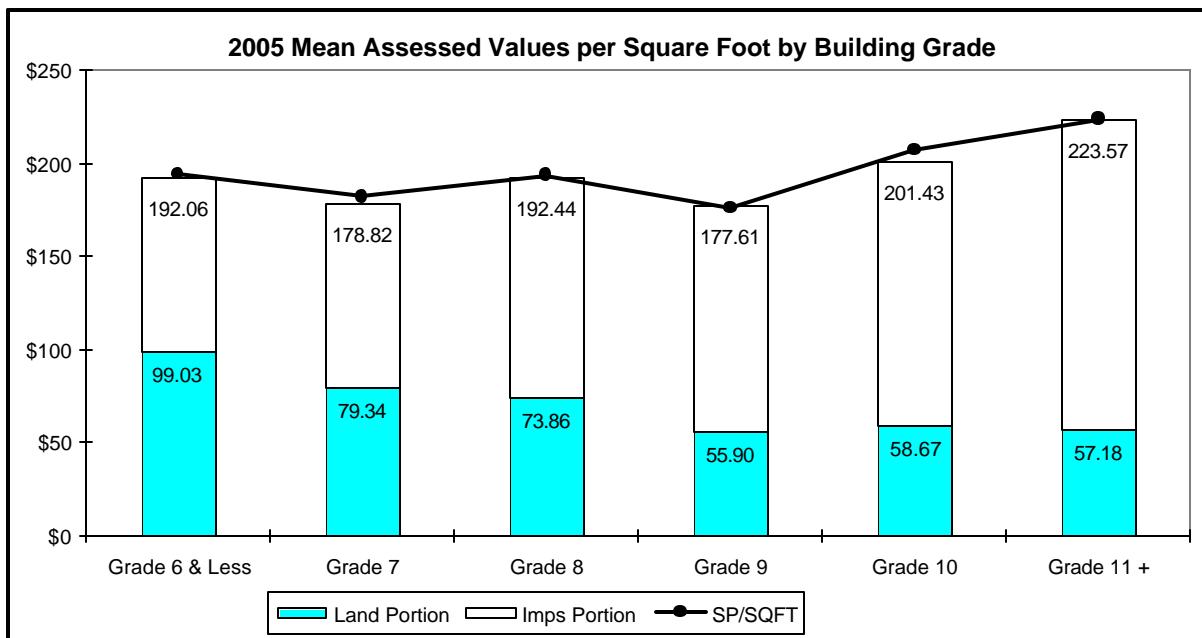
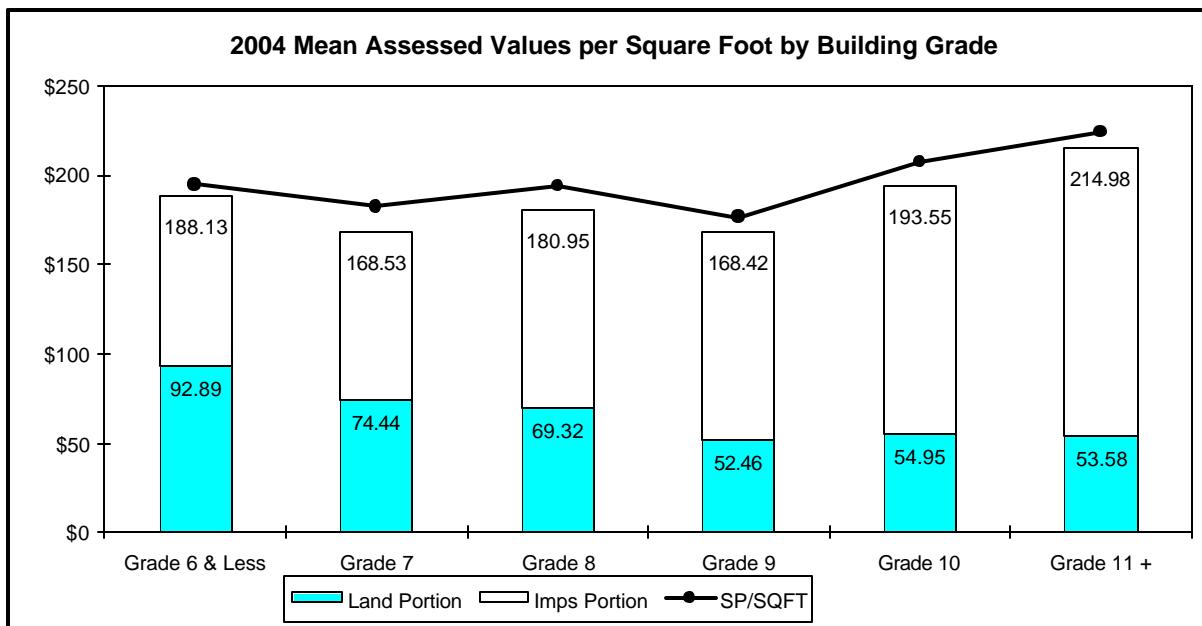
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area***



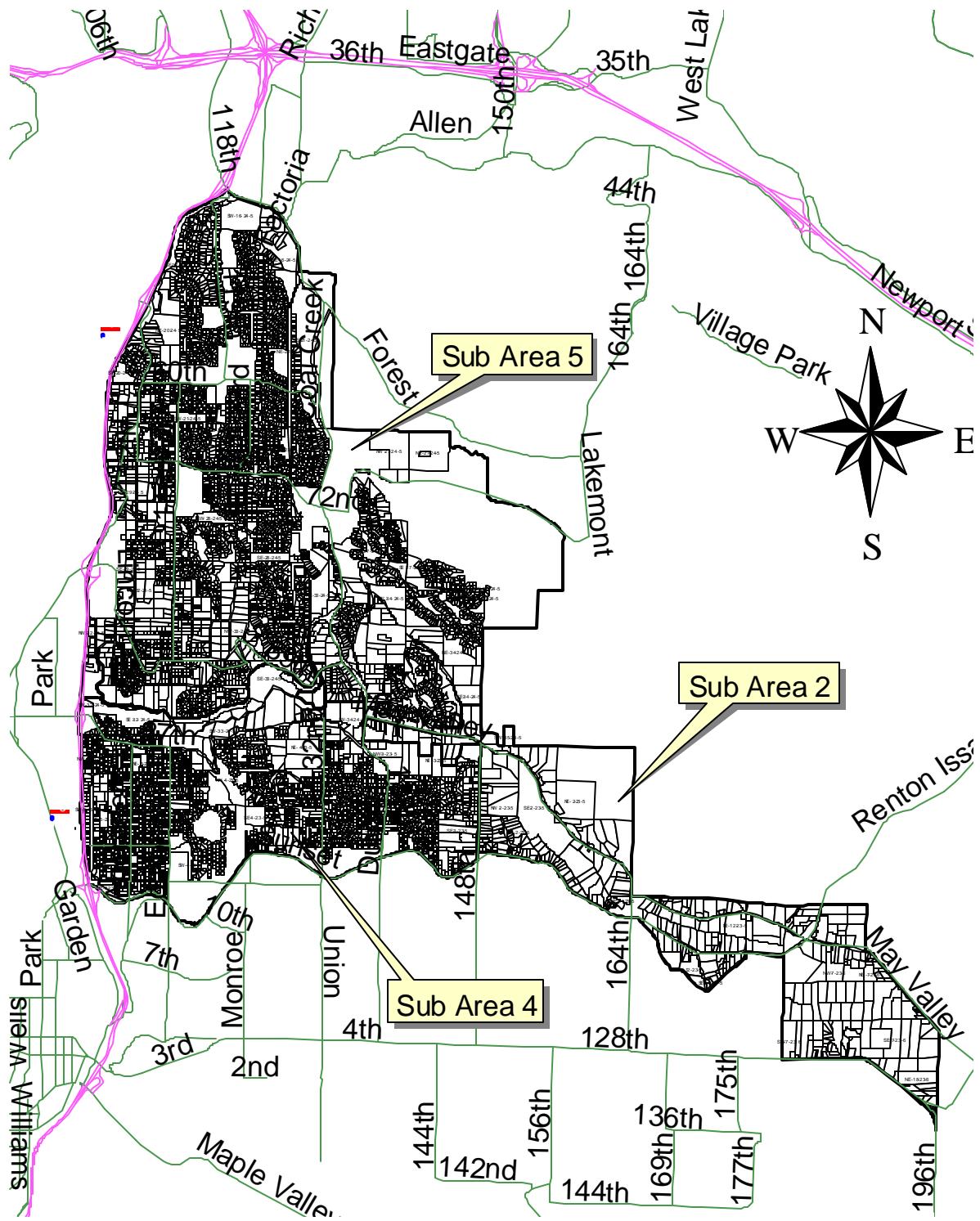
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Area 64



Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 47 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 6.5% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.07, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1204 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in the plats of: China Falls (Major 156400); Edmunds Plat (Major 227000); Heritage Morgan (Major 326035); Lake Washington Ridge (Major's 411380 & 411381); Honey Creek (Major's 344980 thru 344982) and The Highlands at Newcastle (Major's 330396 thru 330399) were at a higher assessment level others and will be adjusted upwards less than the average. Homes in the Debar plat (Major 193810) were at a lower assessment level than others and will be adjusted upward more than other properties. Low grade homes were at a much higher assessment level than others and will be adjusted downward.

The derived adjustment formula is:

2005 Total Value = 2004 Total Value / .938149 + 5.294091E -02 if Major 156400 -.0699828 If Major 193810 + 5.371411E -02 If Major 227000 + 4.700183E -02 If Major 326035 + 4.607791E -02 If Major 411380 or 411381 + 4.681377E -02 If Major 344980 thru 344982 + 2.600719E -02 If Major 330396 thru 330399 + .1051335 If Grade <=5

The resulting total value is rounded down to the next \$1,000, *then:*

2005 Improvements Value = 2005 Total Value minus 2005 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.049)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value * 1.049).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land, they will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2005 Total Value = 2005 Land Value + Previous Improvement Value * 1.049, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 64 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.59%	
Major 156400 (China Falls)	Yes
% Adjustment	-5.69%
Major 193810 (Debar)	Yes
% Adjustment	8.59%
Major 227000 (Edmunds Plat)	Yes
% Adjustment	-5.77%
Major 326035 (Heritage Morgan)	Yes
% Adjustment	-5.09%
Major's 411380 & 411381 (Lake Washington Ridge)	Yes
% Adjustment	-4.99%
Major's 344980 thru 344982 (Honey Creek Ridge)	Yes
% Adjustment	-5.07%
Major's 330396 thru 330399 (Highlands at Newcastle)	Yes
% Adjustment	-2.88%
Low Grade (5 or less)	Yes
% Adjustment	-10.74%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home in Major 156400 would *approximately* receive a .9% upward adjustment (6.59% + -5.69%).

Generally homes in Major's 156400, 227000, 326035, 411380 thru 411381, 344980 thru 344982, 330396 thru 330399 and Low Grade homes were at a higher assessment level than other parcels. Homes in Major 193810 were at a lower assessment level than the average. This model corrects for these strata differences.

91% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 64 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
193810	Debar	12	14	85.7%	SE 32-24-5	4	9	2003 thru 2004	SE 28th St and Blaine Ave SE
227000	Edmunds Plat	16	16	100%	NE 8-23-5	4	7	2003	Edmunds Pl NE and NE 11 th Ct
344980 thru 344982	Honey Creek Ridge	23	96	23.9%	NE 5-23-5	4	9	1997 thru 1998	NE 25 th St and Lynnwood Ave NE
156400	China Falls	35	68	51.4%	SW 22-24-5	5	9 – 10	2001 thru 2003	SE 78 th Pl and 138 th Ave SE
330396 thru 330399	Highlands at Newcastle	69	152	45.3%	SE 34-24-5	5	10 – 11	2001 thru 2004	SE 92nd St and 143 rd Ave SE
326035	Heritage Morgan	29	32	90.6%	SW 34-24-5	5	9 – 10	2002 thru 2004	SE 88 th Pl and 140 th Ave SE
411380 thru 411381	Lake Washington Ridge	19	119	15.9%	SW 28-24-5	5	8 – 11	1988 thru 2001	SE 76 th St and 117 th Ct SE

Area 64 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .996.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	12	1.042	0.996	-4.4%	0.944	1.047
6	20	0.923	0.982	6.4%	0.945	1.019
7	310	0.928	0.985	6.1%	0.976	0.994
8	424	0.937	0.996	6.3%	0.989	1.003
9	317	0.956	1.008	5.4%	1.000	1.015
10	44	0.935	0.971	3.9%	0.947	0.995
11	77	0.958	0.997	4.0%	0.982	1.011
Year Built/Ren Ranges	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1920-1940	8	0.944	0.966	2.3%	0.906	1.025
1941-1950	19	0.984	1.012	2.9%	0.972	1.051
1951-1960	97	0.921	0.980	6.4%	0.963	0.997
1961-1970	204	0.923	0.982	6.4%	0.971	0.994
1971-1980	135	0.930	0.990	6.4%	0.977	1.003
1981-1990	193	0.942	1.002	6.4%	0.992	1.013
1991-2000	227	0.945	0.998	5.5%	0.988	1.007
>2000	321	0.959	1.002	4.4%	0.995	1.009
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	5	0.945	1.006	6.4%	0.955	1.056
Average	839	0.950	1.000	5.3%	0.995	1.005
Good	307	0.927	0.985	6.3%	0.976	0.994
Very Good	53	0.926	0.978	5.6%	0.955	1.001
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	498	0.921	0.978	6.2%	0.971	0.985
1.5	13	0.943	1.004	6.4%	0.961	1.047
2	688	0.955	1.005	5.1%	0.999	1.010
2.5	5	0.935	0.995	6.4%	0.939	1.051

Area 64 Annual Update Ratio Confidence Intervals

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It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
600-1000	37	0.920	0.962	4.6%	0.936	0.988
1001-1500	328	0.924	0.981	6.2%	0.973	0.990
1501-2000	240	0.937	0.994	6.1%	0.985	1.004
2001-2500	199	0.945	1.000	5.9%	0.990	1.010
2501-3000	194	0.955	1.012	5.9%	1.002	1.022
3001-4000	189	0.959	0.999	4.2%	0.989	1.008
4001-5000	17	0.944	0.983	4.0%	0.960	1.005
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1111	0.945	0.996	5.4%	0.992	1.001
Y	93	0.939	0.996	6.1%	0.980	1.012
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1204	0.945	0.996	5.5%	0.992	1.000
Y	0	NA	NA	NA	NA	NA
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
2	14	0.938	0.982	4.7%	0.935	1.029
4	445	0.936	0.993	6.0%	0.986	1.000
5	745	0.948	0.998	5.3%	0.993	1.003
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1800-4000	37	0.949	1.008	6.2%	0.984	1.032
4001-7000	222	0.960	1.011	5.3%	1.002	1.019
7001-10000	529	0.938	0.992	5.8%	0.986	0.999
10000-15000	304	0.945	0.992	5.0%	0.983	1.000
15000-43559	96	0.940	0.996	5.9%	0.980	1.012
1AC-3AC	13	0.944	0.994	5.3%	0.942	1.045
3.01AC-10AC	3	0.942	1.004	6.5%	0.770	1.237
Major 156400 (China Falls)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1169	0.943	0.996	5.7%	0.992	1.000
Y	35	0.988	0.996	0.8%	0.975	1.018

Area 64 Annual Update Ratio Confidence Intervals

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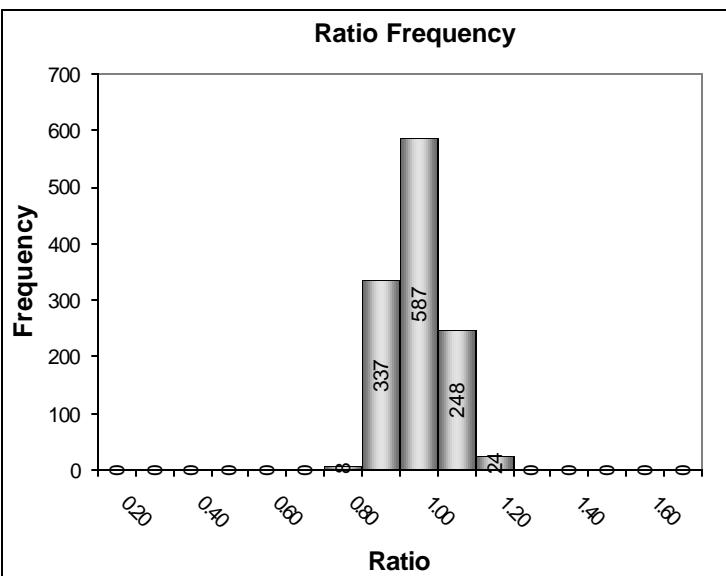
It is difficult to draw valid conclusions when the sales count is low.

Major 193810 (Debar)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1192	0.945	0.996	5.4%	0.992	1.000
Y	12	0.867	0.998	15.1%	0.969	1.027
Major 227000 (Edmunds Plat)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1188	0.944	0.996	5.5%	0.992	1.000
Y	16	0.991	0.996	0.5%	0.978	1.013
Major 326035 (Heritage Morgan)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1175	0.943	0.996	5.6%	0.992	1.001
Y	29	0.979	0.992	1.4%	0.966	1.019
Major's 411380 & 411381 (Lake Washington Ridge)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1185	0.944	0.996	5.5%	0.992	1.000
Y	19	0.981	0.995	1.4%	0.967	1.024
Major's 344980 thru 344982 (Honey Creek Ridge)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1181	0.944	0.996	5.6%	0.992	1.001
Y	23	0.973	0.988	1.4%	0.941	1.034
Major's 330396 thru 330399 (Highlands at Newcastle)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1135	0.942	0.996	5.7%	0.992	1.001
Y	69	0.961	0.996	3.7%	0.981	1.011
Low Grade (5 or less)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1192	0.944	0.996	5.5%	0.992	1.000
Y	12	1.042	0.996	-4.4%	0.944	1.047

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: SE / Team - 1	Lien Date: 01/01/2004	Date of Report: 6/2/2005	Sales Dates: 1/2003 - 12/2004
Area Newcastle	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1204		
Mean Assessed Value	370,600		
Mean Sales Price	392,400		
Standard Deviation AV	154.015		
Standard Deviation SP	160.241		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.945		
Median Ratio	0.949		
Weighted Mean Ratio	0.944		
UNIFORMITY			
Lowest ratio	0.781		
Highest ratio:	1.156		
Coefficient of Dispersion	6.22%		
Standard Deviation	0.073		
Coefficient of Variation	7.68%		
Price Related Differential (PRD)	1.001		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.942		
<i>Upper limit</i>	0.954		
95% Confidence: Mean			
<i>Lower limit</i>	0.941		
<i>Upper limit</i>	0.949		
SAMPLE SIZE EVALUATION			
N (population size)	8645		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.073		
Recommended minimum:	8		
Actual sample size:	1204		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	583		
# ratios above mean:	621		
<i>Z:</i>	1.095		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



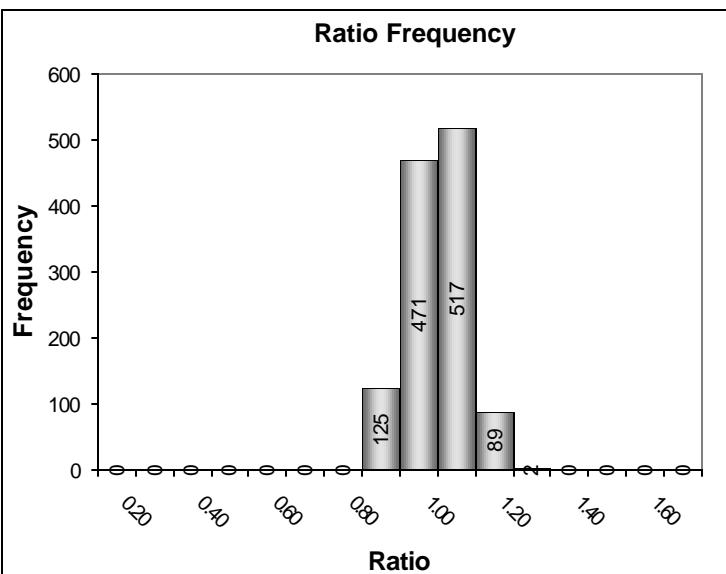
COMMENTS:

1 to 3 Unit Residences throughout area 64

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: SE / Team - 1	Lien Date: 01/01/2005	Date of Report: 6/2/2005	Sales Dates: 1/2003 - 12/2004
Area Newcastle	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1204		
Mean Assessed Value	390,900		
Mean Sales Price	392,400		
Standard Deviation AV	159,090		
Standard Deviation SP	160,241		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.000		
Weighted Mean Ratio	0.996		
UNIFORMITY			
Lowest ratio	0.825		
Highest ratio:	1.203		
Coefficient of Dispersion	6.00%		
Standard Deviation	0.074		
Coefficient of Variation	7.39%		
Price Related Differential (PRD)	1.002		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.996		
<i>Upper limit</i>	1.007		
95% Confidence: Mean			
<i>Lower limit</i>	0.994		
<i>Upper limit</i>	1.003		
SAMPLE SIZE EVALUATION			
N (population size)	8645		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.074		
Recommended minimum:	9		
Actual sample size:	1204		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	588		
# ratios above mean:	616		
<i>Z:</i>	0.807		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 64

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	072306	9032	4/28/03	\$226,450	720	0	5	1947	5	108132	Y	N	12450 186TH PL SE
002	522930	0231	7/24/03	\$200,000	980	0	5	1943	5	45594	N	N	16815 SE RENTON-ISSAQAH RD
002	165650	0106	11/14/03	\$158,950	990	0	5	1928	5	7150	N	N	11325 162ND AV SE
002	072306	9113	5/6/03	\$219,000	1030	600	6	1975	3	14400	N	N	19403 SE MAY VALLEY RD
002	522990	0110	5/21/03	\$275,000	1400	0	6	1959	4	52707	N	N	10402 151ST AV SE
002	342405	9053	1/29/03	\$400,000	2420	0	6	1946	5	341946	N	N	14716 SE MAY VALLEY RD
002	811400	0030	7/27/04	\$185,000	960	0	7	1968	3	10500	N	N	10718 150TH AV SE
002	811400	0020	5/17/04	\$255,000	1510	0	7	1969	4	6075	N	N	10712 150TH AV SE
002	072306	9127	3/16/04	\$339,450	1700	0	7	1972	4	40523	N	N	11801 188TH AV SE
002	063810	0011	1/16/04	\$248,000	1950	0	7	1961	4	47916	N	N	11226 162ND AV SE
002	072306	9108	11/9/04	\$453,000	2420	0	8	1969	5	223027	N	N	12008 188TH AV SE
002	072306	9089	12/29/04	\$440,000	2550	0	9	2001	3	56628	N	N	19511 SE MAY VALLEY RD
002	522930	0115	11/25/03	\$520,000	3080	0	9	1988	4	181209	N	N	17227 SE MAY VALLEY RD
002	540480	0030	4/30/04	\$529,500	3410	0	9	2002	3	32447	N	N	12759 185TH WY SE
004	334390	3449	7/12/04	\$180,000	620	0	5	1948	3	7919	N	N	1709 NE 16TH ST
004	042305	9197	6/26/03	\$150,000	720	0	5	1938	5	8500	N	N	2516 EDMONDS AV NE
004	334390	1100	6/16/03	\$180,000	780	0	5	1924	4	16830	N	N	2300 NE 12TH ST
004	354230	0065	6/29/04	\$177,400	1060	0	5	1962	4	11727	N	N	2641 NE 20TH ST
004	722780	1995	11/1/03	\$158,000	1080	0	5	1943	3	10657	N	N	1829 HARRINGTON AV NE
004	722780	1550	6/21/03	\$139,950	1130	0	5	1943	4	10236	N	N	1510 JEFFERSON AV NE
004	334390	1221	8/13/04	\$220,320	1170	0	5	1938	5	12898	N	N	2200 NE 16TH ST
004	722780	2020	12/2/03	\$195,000	1440	0	5	1943	4	16046	N	N	1923 HARRINGTON AV NE
004	722780	1850	4/25/03	\$165,000	1440	0	5	1943	4	14008	N	N	1508 HARRINGTON AV NE
004	334390	1722	4/6/04	\$183,000	830	0	6	1943	3	17640	N	N	2124 NE 12TH ST
004	345000	0010	6/4/04	\$207,500	880	0	6	1949	5	11845	N	N	10715 138TH AV SE
004	334390	3448	6/30/04	\$225,900	900	0	6	1991	3	6771	N	N	1717 NE 16TH ST
004	334450	0212	9/17/03	\$252,000	960	280	6	1943	4	18849	N	N	2224 HIGH AV NE
004	042800	0020	4/23/04	\$189,950	960	0	6	1959	4	12200	N	N	12636 SE 101ST ST
004	042800	0055	12/23/04	\$220,000	1020	0	6	1959	5	13504	N	N	10125 128TH AV SE
004	042800	0096	6/28/04	\$200,500	1020	0	6	1959	4	8103	N	N	10315 128TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	042800	0090	5/27/03	\$185,000	1120	0	6	1959	4	7659	N	N	10309 128TH AV SE
004	719350	0045	8/30/04	\$244,500	1170	0	6	1946	3	7650	N	N	1416 MONTEREY AV NE
004	032305	9162	6/25/04	\$269,000	1190	0	6	1960	5	12784	N	N	4830 NE 20TH PL
004	334510	0333	2/13/04	\$214,950	1250	0	6	1962	4	13790	N	N	12429 SE 95TH WY
004	032305	9224	10/22/04	\$239,950	1270	1010	6	1957	4	13323	N	N	9845 148TH AV SE
004	334390	2480	7/22/03	\$235,950	1280	0	6	1943	5	15345	N	N	1500 MONTEREY AV NE
004	042305	9073	4/27/04	\$219,000	1310	0	6	1937	4	13072	N	N	2525 NE 22ND ST
004	722780	1750	7/20/04	\$219,000	1730	0	6	1943	4	11028	N	N	1520 INDEX AV NE
004	722780	1735	3/19/03	\$230,000	2250	0	6	1943	4	13230	N	N	1418 INDEX AV NE
004	334390	0740	3/11/03	\$185,000	800	0	7	1978	3	7500	N	N	2401 NE 28TH ST
004	802620	0010	3/30/04	\$234,440	840	820	7	1970	3	7971	N	N	2406 MONTEREY AV NE
004	802620	0120	12/31/03	\$235,000	840	800	7	1970	4	8061	N	N	1922 NE 24TH ST
004	778920	0060	10/1/03	\$197,000	860	860	7	1959	4	8923	N	N	10425 126TH AV SE
004	778840	0105	5/6/04	\$222,500	940	0	7	1957	5	11600	N	N	3721 NE 22ND PL
004	778840	0115	5/24/04	\$199,950	940	0	7	1957	4	12507	N	N	12851 SE 102ND ST
004	778840	0105	7/28/03	\$205,000	940	0	7	1957	5	11600	N	N	3721 NE 22ND PL
004	778900	0030	9/23/03	\$198,000	940	0	7	1958	5	10000	N	N	3715 NE 22ND PL
004	778900	0055	1/9/04	\$200,000	950	0	7	1958	5	8400	N	N	3800 NE 22ND ST
004	778900	0075	4/18/03	\$180,000	950	0	7	1958	4	8400	N	N	3824 NE 22ND ST
004	778840	0140	6/4/04	\$199,750	970	0	7	1957	3	8925	N	N	13021 SE 102ND ST
004	334390	0585	11/24/04	\$232,300	980	0	7	1959	4	8425	N	N	2400 NE 22ND ST
004	327618	0290	11/19/04	\$260,900	980	440	7	1980	3	8384	N	N	1706 MONTEREY AV NE
004	334390	0205	7/12/04	\$223,450	980	0	7	1959	4	9109	N	N	2424 NE 18TH ST
004	042800	0200	2/18/04	\$218,400	990	0	7	1961	4	7429	N	N	10205 126TH AV SE
004	334450	0081	10/26/04	\$237,000	990	0	7	1995	3	9569	N	N	1529 JONES AV NE
004	327618	0210	12/28/04	\$259,950	1000	400	7	1981	3	7880	N	N	1915 MONTEREY AV NE
004	327618	0020	5/20/03	\$251,000	1000	500	7	1980	3	8032	N	N	1901 NE 17TH PL
004	327618	0250	2/13/04	\$237,000	1000	400	7	1980	3	8255	N	N	1808 MONTEREY AV NE
004	334390	1812	6/18/03	\$201,500	1000	0	7	1962	4	7226	N	N	1517 ABERDEEN AV NE
004	334390	2163	1/10/03	\$195,000	1000	650	7	1959	4	7905	N	N	2025 NE 27TH ST
004	034570	0040	11/22/04	\$232,000	1010	0	7	1981	3	7338	N	N	2303 BLAINE AV NE

Improved Sales Used in this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	688220	0060	7/7/04	\$214,000	1010	0	7	1968	3	7182	N	N	1708 CAMAS AV NE
004	034570	0150	5/5/04	\$222,000	1010	0	7	1981	3	10005	N	N	2211 NE 23RD ST
004	688220	0060	5/1/03	\$197,000	1010	0	7	1968	3	7182	N	N	1708 CAMAS AV NE
004	334390	1759	6/16/04	\$245,000	1030	600	7	1977	3	4824	N	N	2022 NE 12TH ST
004	019200	0020	4/28/04	\$196,000	1030	0	7	1965	4	7201	N	N	2516 NE 24TH ST
004	278770	0380	9/4/03	\$222,000	1050	750	7	1968	4	7200	N	N	1902 ANACORTES AV NE
004	334390	0739	8/13/04	\$220,000	1060	0	7	1975	4	10350	N	N	2400 NE 27TH ST
004	004950	0070	7/9/03	\$196,950	1070	0	7	1961	4	7588	N	N	2514 VASHON CT NE
004	004950	0080	8/11/03	\$219,950	1070	500	7	1960	4	7914	N	N	2520 VASHON CT NE
004	535830	0030	11/17/03	\$235,000	1080	1030	7	1968	4	7200	N	N	2524 NE 19TH ST
004	334390	1335	4/23/04	\$292,000	1090	1090	7	1985	3	9261	N	N	2201 NE 27TH ST
004	778920	0015	12/22/03	\$213,090	1090	0	7	1959	4	9370	N	N	10426 126TH AV SE
004	082305	9151	10/18/04	\$222,000	1100	560	7	1958	4	7200	N	N	2207 NE 12TH ST
004	779100	0040	7/15/04	\$241,000	1120	0	7	1979	3	8102	N	N	3902 SHELTON AV NE
004	778920	0095	12/12/03	\$215,900	1120	600	7	1959	4	19518	N	N	10525 126TH AV SE
004	344950	0015	5/10/04	\$188,000	1120	0	7	1958	4	7520	N	N	3324 NE 17TH PL
004	779100	0040	1/22/03	\$204,950	1120	0	7	1979	3	8102	N	N	3902 SHELTON AV NE
004	334390	1233	6/23/04	\$229,000	1130	0	7	1960	4	7680	N	N	2201 NE 20TH ST
004	334390	1233	4/9/03	\$195,000	1130	0	7	1960	4	7680	N	N	2201 NE 20TH ST
004	004950	0160	2/26/03	\$211,450	1150	0	7	1961	4	7984	N	N	2518 WHITMAN CT NE
004	133270	0100	12/1/03	\$259,900	1160	790	7	1979	4	1968	N	N	2940 KENNEWICK PL NE
004	133270	0260	4/14/03	\$224,990	1160	790	7	1979	4	1920	N	N	2908 KENNEWICK PL NE
004	278770	1070	6/22/04	\$272,950	1170	450	7	1969	4	8771	N	N	4108 NE 19TH ST
004	278772	0480	4/6/04	\$271,000	1170	800	7	1976	4	7889	N	N	2020 VASHON AV NE
004	278770	0950	5/21/04	\$263,313	1170	460	7	1969	4	7897	N	N	4301 NE 19TH ST
004	778840	0090	6/12/04	\$228,500	1170	0	7	1957	5	8925	N	N	13016 SE 102ND ST
004	221600	0140	8/5/04	\$225,000	1170	0	7	1968	4	9825	N	N	4601 NE 23RD ST
004	278770	0800	8/6/03	\$225,000	1170	400	7	1968	4	10608	N	N	1715 WHITMAN AV NE
004	278770	0480	9/4/04	\$274,000	1180	460	7	1968	4	7740	N	N	1701 ANACORTES AV NE
004	983890	0070	3/3/04	\$229,900	1180	0	7	1993	3	7264	N	N	4037 NE 17TH ST
004	278770	0070	6/25/03	\$238,000	1180	590	7	1968	3	7210	N	N	4213 NE 17TH ST

Improved Sales Used in this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	278770	0130	8/18/03	\$232,000	1180	460	7	1968	3	7560	N	N	4339 NE 17TH ST
004	278772	0200	2/19/03	\$239,950	1180	840	7	1977	5	8253	N	N	4336 NE 22ND CT
004	683870	0120	1/8/03	\$251,000	1180	400	7	1993	3	7264	N	N	2002 ABERDEEN PL NE
004	778840	0150	2/17/03	\$199,950	1190	0	7	1957	3	8925	N	N	13039 SE 102ND ST
004	334390	1757	10/5/04	\$250,000	1190	520	7	2002	3	5012	N	N	2028 NE 12TH ST
004	778900	0150	4/21/03	\$188,000	1190	0	7	1958	5	8400	N	N	3901 NE 22ND ST
004	133270	0090	5/28/03	\$249,500	1190	920	7	1979	4	2575	N	N	2942 KENNEWICK PL NE
004	225385	0120	5/12/03	\$247,000	1190	470	7	2003	3	5356	N	N	1812 DAYTON AV NE
004	042305	9306	6/3/03	\$242,000	1200	0	7	1973	3	12750	N	N	2702 NE 22ND ST
004	042305	9306	12/13/04	\$232,000	1200	0	7	1973	3	12750	N	N	2702 NE 22ND ST
004	042305	9293	11/4/03	\$236,000	1200	0	7	1951	4	20750	N	N	9821 132ND AV SE
004	327618	0080	9/16/03	\$280,300	1200	1000	7	1987	3	8038	N	N	1709 MONTEREY AV NE
004	334390	1239	8/18/03	\$220,000	1200	0	7	1961	4	7223	N	N	1908 BLAINE AV NE
004	688220	0150	9/18/03	\$189,000	1200	0	7	1972	3	7419	N	N	1612 BLAINE AV NE
004	034570	0250	10/1/04	\$255,000	1210	0	7	1981	3	8767	N	N	2317 CAMAS AV NE
004	034570	0270	3/12/03	\$219,950	1210	0	7	1982	3	7719	N	N	2309 CAMAS AV NE
004	034570	0120	2/23/04	\$225,000	1220	0	7	1981	3	10005	N	N	2109 NE 23RD ST
004	327618	0090	7/29/03	\$259,900	1220	680	7	1982	3	8190	N	N	1715 MONTEREY AV NE
004	034570	0210	1/28/03	\$197,000	1220	0	7	1981	3	7253	N	N	2314 CAMAS AV NE
004	778840	0005	7/16/04	\$249,950	1240	0	7	1954	5	9240	N	N	13002 SE 101ST ST
004	278772	0610	6/18/03	\$258,000	1240	590	7	1977	5	9069	N	N	4315 NE 20TH CT
004	042305	9130	9/15/04	\$232,000	1250	0	7	1952	4	86248	N	N	2412 FERNDALE PL NE
004	334390	1237	8/13/04	\$242,000	1250	0	7	1961	4	7223	N	N	1900 BLAINE AV NE
004	278770	0290	4/9/04	\$249,250	1250	0	7	1969	4	7829	N	N	4419 NE 18TH CT
004	778840	0070	5/17/04	\$227,000	1250	0	7	1957	4	8925	N	N	13052 SE 102ND ST
004	778840	0175	3/24/04	\$218,500	1250	0	7	1957	4	10875	N	N	12850 SE 102ND ST
004	778900	0070	3/18/04	\$217,500	1250	0	7	1958	4	8400	N	N	3818 NE 22ND ST
004	042305	9249	4/20/04	\$232,000	1250	0	7	1977	4	7637	N	N	2807 NE 21ST ST
004	278772	0620	11/11/04	\$267,000	1250	510	7	1977	3	8159	N	N	2004 WHITMAN AV NE
004	278770	0570	7/6/04	\$238,500	1250	0	7	1969	4	7145	N	N	1712 WHITMAN AV NE
004	278772	0330	8/13/03	\$262,500	1250	380	7	1976	4	10341	N	N	2119 ANACORTES AV NE

Improved Sales Used in this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	778900	0185	6/9/03	\$206,000	1250	0	7	1958	5	10028	N	N	2107 REDMOND AV NE
004	278770	0420	7/23/03	\$215,500	1250	0	7	1968	4	7200	N	N	1813 ANACORTES AV NE
004	278772	0780	11/17/03	\$241,644	1250	450	7	1976	4	8995	N	N	4303 NE 24TH ST
004	278770	0350	2/25/03	\$200,000	1250	0	7	1969	3	8290	N	N	1816 ANACORTES AV NE
004	334390	3520	5/8/03	\$306,770	1250	1250	7	1952	4	30790	N	N	1800 JONES AV NE
004	334390	1282	11/11/03	\$283,000	1270	1250	7	1958	4	14400	N	N	2200 NE 24TH ST
004	334390	1844	9/23/03	\$216,500	1270	0	7	1950	4	10000	N	N	1633 ABERDEEN AV NE
004	272000	0100	11/18/03	\$222,500	1280	0	7	1960	3	7575	N	N	2508 DAYTON AV NE
004	082305	9155	11/26/03	\$203,000	1280	0	7	1958	3	11391	N	N	1156 ABERDEEN AV NE
004	334390	0122	8/15/03	\$205,400	1280	0	7	1953	4	7200	N	N	2217 EDMONDS AV NE
004	778840	0095	8/20/04	\$250,860	1290	0	7	1957	5	9450	N	N	10116 130TH AV SE
004	042800	0155	7/6/04	\$229,950	1290	0	7	1962	4	10034	N	N	10004 126TH AV SE
004	344950	0070	8/18/04	\$260,000	1300	0	7	2000	3	7560	N	N	3401 NE 17TH PL
004	278773	0040	9/26/03	\$281,900	1300	840	7	1976	4	8353	N	N	4320 NE 24TH ST
004	019200	0050	4/21/04	\$243,900	1300	0	7	1966	4	7201	N	N	2600 NE 24TH ST
004	334390	1522	7/2/04	\$216,000	1300	0	7	1962	4	7770	N	N	2216 ABERDEEN AV NE
004	019210	0140	6/27/03	\$213,000	1300	0	7	1967	4	7211	N	N	2717 NE 24TH ST
004	334390	3649	2/14/03	\$235,000	1300	0	7	1977	3	18021	N	N	2414 JONES AV NE
004	227000	0150	7/31/03	\$239,000	1310	0	7	2003	3	6213	N	N	2409 NE 11TH CT
004	334390	1321	7/7/04	\$259,000	1316	0	7	1996	3	10400	N	N	2225 NE 27TH ST
004	183950	0095	2/13/04	\$275,000	1320	480	7	1961	3	7350	N	N	1509 LINCOLN AV NE
004	683870	0150	5/7/04	\$248,600	1320	0	7	1993	3	7214	N	N	2013 ABERDEEN PL NE
004	334390	1188	5/28/03	\$217,500	1320	0	7	1959	4	7200	N	N	1333 BLAINE AV NE
004	230920	0010	9/26/03	\$232,000	1320	0	7	2003	3	3198	Y	N	2430 NE 12TH ST
004	230920	0020	7/24/03	\$229,500	1330	0	7	2003	3	3178	Y	N	2435 NE 13TH ST
004	032305	9190	6/25/03	\$224,950	1340	760	7	1978	2	11999	N	N	10414 147TH AV SE
004	893650	0090	4/20/04	\$265,500	1340	520	7	1966	4	8175	N	N	1632 MONTEREY CT NE
004	278772	0650	12/2/03	\$255,888	1340	610	7	1977	4	7192	N	N	2022 WHITMAN AV NE
004	278770	0530	10/7/03	\$245,000	1340	480	7	1968	3	7257	N	N	4212 NE 17TH ST
004	032305	9123	1/27/04	\$179,000	1350	0	7	1958	3	10018	N	N	4212 NE 25TH PL
004	227000	0140	9/23/03	\$234,000	1350	0	7	2003	3	5526	N	N	2403 NE 11TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	227000	0160	10/20/03	\$234,700	1350	0	7	2003	3	4961	N	N	2415 NE 11TH CT
004	004950	0100	8/6/03	\$211,000	1350	0	7	1963	4	7588	N	N	2515 WHITMAN CT NE
004	278770	0890	12/3/03	\$249,000	1350	460	7	1969	5	8058	N	N	4225 NE 19TH ST
004	278772	0510	11/18/04	\$297,000	1370	960	7	1976	3	7223	N	N	2116 VASHON AV NE
004	334390	0743	8/3/04	\$246,000	1370	0	7	1977	3	9462	N	N	2311 NE 28TH ST
004	917280	0040	7/21/04	\$274,950	1370	0	7	1994	3	7210	N	N	2020 CAMAS AV NE
004	334390	1527	1/14/04	\$224,000	1370	0	7	1962	4	9360	N	N	2324 ABERDEEN AV NE
004	278772	1080	12/17/03	\$272,000	1370	960	7	1976	4	7725	N	N	4301 NE 20TH ST
004	278770	0740	10/18/04	\$279,968	1380	800	7	1968	4	8758	N	N	1755 WHITMAN AV NE
004	278772	0300	5/23/03	\$270,000	1380	500	7	1977	4	8424	N	N	4321 NE 22ND CT
004	606140	0010	3/26/03	\$215,000	1390	0	7	1968	3	8640	N	N	10003 140TH AV SE
004	932012	0020	2/8/04	\$262,500	1390	350	7	1996	3	4503	N	N	1174 MONTEREY AV NE
004	983890	0080	6/22/04	\$256,000	1400	0	7	1994	3	9594	N	N	4031 NE 17TH ST
004	719350	0040	6/25/03	\$249,500	1400	280	7	1974	3	7650	N	N	1422 MONTEREY AV NE
004	278772	0660	6/15/04	\$244,800	1400	500	7	1977	3	6556	N	N	2102 WHITMAN AV NE
004	278772	0740	8/27/03	\$246,000	1400	650	7	1976	4	8523	N	N	2214 VASHON AV NE
004	683870	0080	5/20/03	\$274,000	1400	420	7	1993	3	7200	N	N	2106 ABERDEEN PL NE
004	920250	0300	11/30/04	\$272,950	1410	0	7	1984	3	7154	N	N	2608 NE 23RD PL
004	334390	1609	9/18/03	\$214,500	1410	0	7	1963	3	11049	N	N	1822 ABERDEEN AV NE
004	516970	0149	8/14/03	\$269,000	1420	0	7	1985	3	18526	N	N	1805 DUVALL AV NE
004	278772	0210	8/26/03	\$280,000	1420	630	7	1976	4	8630	N	N	4330 NE 22ND CT
004	278772	0230	6/23/03	\$274,950	1420	630	7	1976	4	7397	N	N	4318 NE 22ND CT
004	278770	0670	12/30/04	\$285,000	1430	0	7	1969	5	7692	N	N	1826 WHITMAN AV NE
004	683870	0070	12/16/03	\$249,950	1430	0	7	1993	3	7201	N	N	2112 ABERDEEN PL NE
004	334450	0192	11/21/03	\$241,750	1440	620	7	1962	4	8000	N	N	2209 JONES AV NE
004	278773	0030	9/25/03	\$279,954	1450	350	7	1976	3	8358	N	N	4326 NE 24TH ST
004	230920	0170	7/29/03	\$223,000	1450	0	7	2001	3	4000	N	N	2436 NE 13TH ST
004	334390	1889	11/17/04	\$243,000	1450	620	7	1943	4	11617	N	N	1829 ABERDEEN AV NE
004	230920	0100	1/9/03	\$219,850	1450	0	7	2002	3	3334	N	N	2408 NE 13TH ST
004	334390	0086	2/18/03	\$233,050	1460	0	7	1959	4	9576	N	N	2425 NE 25TH ST
004	778920	0005	4/17/03	\$213,000	1470	0	7	1959	4	12973	N	N	10512 126TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	230920	0130	10/8/04	\$248,500	1470	0	7	2002	3	3153	N	N	2420 NE 13TH ST
004	606140	0280	9/11/03	\$245,000	1480	0	7	1976	4	9648	N	N	14116 SE 100TH PL
004	334390	1108	7/26/04	\$257,950	1490	0	7	1989	4	7817	N	N	2217 NE 13TH PL
004	278772	1120	9/17/03	\$207,000	1490	570	7	1976	3	7210	N	N	4403 NE 20TH ST
004	278772	0720	10/26/04	\$303,500	1500	610	7	1976	4	9158	N	N	2138 WHITMAN AV NE
004	004950	0020	6/4/04	\$250,000	1500	600	7	1963	4	7588	N	N	2513 VASHON CT NE
004	334390	1244	12/16/04	\$215,000	1500	0	7	1966	4	8319	N	N	2018 BLAINE AV NE
004	042305	9219	1/22/03	\$196,500	1500	0	7	1959	4	7842	N	N	2432 EDMONDS AV NE
004	334390	2007	9/27/04	\$249,500	1510	500	7	1941	4	7079	N	N	2427 ABERDEEN AV NE
004	932012	0050	9/28/04	\$270,000	1520	0	7	1996	3	4503	N	N	1156 MONTEREY AV NE
004	932012	0040	12/5/03	\$248,500	1520	0	7	1996	3	4503	N	N	1162 MONTEREY AV NE
004	606140	0130	10/8/04	\$210,000	1540	0	7	1969	3	9796	N	N	14143 SE 100TH PL
004	884800	0080	12/29/03	\$333,685	1550	1550	7	2000	3	10768	N	N	2709 JONES AV NE
004	042305	9297	7/2/03	\$247,900	1550	0	7	1971	4	17440	N	N	1909 UNION AV NE
004	230920	0040	11/18/04	\$269,950	1560	0	7	2001	3	3002	N	N	1218 DAYTON PL NE
004	230920	0060	11/23/04	\$265,000	1560	0	7	2001	3	3536	N	N	1204 DAYTON PL NE
004	227000	0080	3/17/03	\$232,450	1560	0	7	2003	3	4350	N	N	1166 EDMONDS PL NE
004	227000	0030	3/24/03	\$232,000	1560	0	7	2003	3	4350	N	N	1186 EDMONDS PL NE
004	778900	0115	2/6/03	\$214,000	1560	0	7	1958	4	8400	N	N	4011 NE 22ND ST
004	227000	0010	3/5/03	\$229,950	1560	0	7	2003	3	5663	N	N	1194 EDMONDS PL NE
004	227000	0070	3/21/03	\$229,450	1560	0	7	2003	3	4350	N	N	1170 EDMONDS PL NE
004	227000	0020	3/5/03	\$228,500	1560	0	7	2003	3	4350	N	N	1190 EDMONDS PL NE
004	227000	0090	3/15/03	\$227,950	1560	0	7	2003	3	4350	N	N	1162 EDMONDS PL NE
004	227000	0040	2/3/03	\$220,200	1560	0	7	2003	3	4350	N	N	1182 EDMONDS PL NE
004	227000	0060	2/25/03	\$220,070	1560	0	7	2003	3	4350	N	N	1174 EDMONDS PL NE
004	227000	0050	3/26/03	\$219,000	1560	0	7	2003	3	4350	N	N	1178 EDMONDS PL NE
004	334390	1109	6/3/03	\$254,000	1570	0	7	1989	3	7817	N	N	2223 NE 13TH PL
004	133270	0010	3/26/04	\$209,950	1610	0	7	1979	4	1968	N	N	2958 KENNEWICK PL NE
004	516970	0145	6/20/03	\$223,950	1610	0	7	1943	5	12986	N	N	13638 SE 107TH ST
004	278770	0430	6/30/04	\$272,950	1620	0	7	1968	4	7200	N	N	1807 ANACORTES AV NE
004	225385	0070	5/9/03	\$252,950	1640	0	7	2003	3	5308	N	N	1813 DAYTON AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	917280	0050	11/4/03	\$274,500	1650	0	7	1994	3	7210	N	N	2026 CAMAS AV NE
004	064630	0070	4/20/04	\$274,950	1660	0	7	1961	4	7455	N	N	2408 NE 23RD ST
004	778900	0050	8/10/04	\$245,000	1660	0	7	1958	4	9600	N	N	3714 NE 22ND ST
004	778840	0180	8/3/04	\$227,000	1660	0	7	1957	4	11200	N	N	12856 SE 102ND ST
004	227000	0100	3/24/03	\$235,000	1670	0	7	2003	3	4350	N	N	1158 EDMONDS PL NE
004	227000	0110	2/7/03	\$235,000	1670	0	7	2003	3	4350	N	N	1154 EDMONDS PL NE
004	334390	0779	6/20/03	\$240,000	1690	0	7	1984	3	11276	N	N	2230 NE 27TH ST
004	345000	0070	5/6/04	\$265,000	1700	0	7	1967	4	9140	N	N	13612 SE 107TH PL
004	334390	0252	10/20/04	\$312,500	1727	0	7	1997	3	6467	N	N	2411 NE 17TH PL
004	334390	0251	12/10/03	\$266,000	1727	0	7	1997	3	5127	N	N	2404 NE 17TH PL
004	019210	0150	8/5/04	\$280,000	1740	0	7	1967	4	7213	N	N	2709 NE 24TH ST
004	042305	9263	6/18/04	\$240,000	1740	0	7	1965	4	8720	N	N	1911 UNION AV NE
004	880920	0030	2/27/03	\$264,950	1750	0	7	2002	3	5700	N	N	2572 UNION AV NE
004	683870	0010	2/21/03	\$247,000	1770	0	7	1993	3	7276	N	N	2105 ABERDEEN PL NE
004	225385	0150	6/5/03	\$270,500	1770	0	7	2003	3	5273	N	N	1830 DAYTON AV NE
004	225385	0160	10/9/03	\$277,000	1780	0	7	2003	3	5154	N	N	1902 DAYTON AV NE
004	329545	0040	2/25/04	\$274,950	1780	0	7	2000	3	4553	N	N	1634 MONROE AV NE
004	225385	0090	2/13/03	\$269,950	1780	0	7	2003	3	5446	N	N	1801 DAYTON AV NE
004	225385	0010	5/8/03	\$264,950	1780	0	7	2003	3	5919	N	N	1915 DAYTON AV NE
004	225385	0160	5/1/03	\$264,950	1780	0	7	2003	3	5154	N	N	1902 DAYTON AV NE
004	225385	0040	3/3/03	\$264,950	1780	0	7	2003	3	5251	N	N	1831 DAYTON AV NE
004	225385	0050	3/6/03	\$266,463	1790	0	7	2003	3	5251	N	N	1825 DAYTON AV NE
004	225385	0020	2/27/03	\$264,950	1790	0	7	2003	3	5640	N	N	1909 DAYTON AV NE
004	225385	0170	5/27/03	\$264,950	1790	0	7	2003	3	4867	N	N	1908 DAYTON AV NE
004	225385	0180	3/12/03	\$264,950	1790	0	7	2003	3	4595	N	N	1914 DAYTON AV NE
004	225385	0200	5/28/03	\$264,950	1810	0	7	2003	3	5403	N	N	1926 DAYTON AV NE
004	334390	3043	1/10/03	\$265,950	1830	0	7	2002	3	4998	N	N	1701 NE 27TH PL
004	334390	3049	1/10/03	\$260,000	1830	0	7	2002	3	4811	N	N	1700 NE 27TH PL
004	334390	1925	9/15/04	\$289,000	1860	0	7	1962	3	10106	N	N	2127 ABERDEEN AV NE
004	032305	9118	2/10/04	\$295,000	1860	0	7	1995	3	7736	N	N	1950 UNION AV NE
004	334390	2181	7/15/03	\$323,000	1880	0	7	1923	5	9900	N	N	2702 JONES AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	334390	1242	2/12/03	\$255,500	1900	0	7	1962	5	7584	N	N	1909 BLAINE AV NE
004	225385	0030	3/5/03	\$279,950	1900	0	7	2003	3	5356	N	N	1903 DAYTON AV NE
004	225385	0100	3/13/03	\$284,000	1910	0	7	2003	3	4858	N	N	1800 DAYTON AV NE
004	225385	0190	4/18/03	\$279,950	1910	0	7	2003	3	4525	N	N	1920 DAYTON AV NE
004	227000	0120	7/23/03	\$250,000	1930	0	7	2003	3	4720	N	N	2412 NE 11TH CT
004	227000	0130	8/12/03	\$250,000	1930	0	7	2003	3	6880	N	N	2406 NE 11TH CT
004	880920	0010	1/10/03	\$259,950	1970	0	7	2002	3	4564	N	N	2556 UNION AV NE
004	880920	0020	3/12/03	\$259,950	1970	0	7	2002	3	5700	N	N	2562 UNION AV NE
004	880920	0070	2/6/03	\$259,950	1970	0	7	2002	3	5190	N	N	2564 UNION AV NE
004	225385	0130	6/18/03	\$269,950	1970	0	7	2003	3	5255	N	N	1818 DAYTON AV NE
004	225385	0060	3/25/03	\$279,950	1980	0	7	2003	3	5229	N	N	1819 DAYTON AV NE
004	334450	0190	12/28/04	\$284,150	1990	0	7	1968	3	12456	N	N	2132 HIGH AV NE
004	032305	9285	4/24/04	\$302,000	1990	0	7	1995	3	6601	N	N	1954 UNION AV NE
004	032305	9285	8/22/03	\$285,000	1990	0	7	1995	3	6601	N	N	1954 UNION AV NE
004	032305	9311	3/17/04	\$325,000	2030	0	7	2003	3	6500	N	N	4105 NE 22ND ST
004	032305	9311	6/9/03	\$291,490	2030	0	7	2003	3	6500	N	N	4105 NE 22ND ST
004	032305	9309	11/7/03	\$290,000	2030	0	7	2003	3	5679	N	N	4117 NE 22ND ST
004	032305	9007	9/12/03	\$283,900	2030	0	7	2003	3	6401	N	N	4129 NE 22ND ST
004	032305	9293	9/19/03	\$330,000	2056	0	7	1999	4	10154	N	N	2619 ANACORTES AV NE
004	032305	9310	9/5/03	\$293,400	2080	0	7	2003	3	5421	N	N	4111 NE 22ND ST
004	225385	0080	5/27/03	\$285,000	2110	0	7	2003	3	7460	N	N	1807 DAYTON AV NE
004	225385	0110	6/4/03	\$284,950	2110	0	7	2003	3	8903	N	N	1806 DAYTON AV NE
004	042305	9270	1/20/04	\$295,900	2130	0	7	2003	3	4591	N	N	1619 NEWPORT AV NE
004	042305	9275	12/29/03	\$291,400	2130	0	7	2003	3	4543	N	N	1611 NEWPORT AV NE
004	032305	9308	1/15/04	\$289,900	2130	0	7	2003	3	6000	N	N	4123 NE 22ND ST
004	332740	0020	5/14/04	\$249,950	2140	0	7	1965	3	8094	N	N	1207 DAYTON AV NE
004	032305	9302	6/26/03	\$303,500	2210	0	7	2001	3	5140	N	N	4707 NE 23RD ST
004	225385	0140	10/8/03	\$289,950	2210	0	7	2003	3	5273	N	N	1824 DAYTON AV NE
004	109131	0120	4/27/04	\$342,000	2230	0	7	2001	3	15297	N	N	1908 ELMA AV NE
004	278772	0880	8/26/04	\$312,500	2340	0	7	1976	5	8019	N	N	2307 VASHON AV NE
004	109130	0080	4/6/04	\$330,000	2400	0	7	2001	3	5727	N	N	1806 ELMA AV NE

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004	188764	0220	9/9/04	\$359,000	2490	0	7	2002	3	5520	N	N	2014 QUEEN AV NE
004	188764	0160	10/9/04	\$348,000	2520	0	7	2002	3	8124	N	N	1912 QUEEN AV NE
004	032305	9159	8/14/03	\$412,000	2550	0	7	1962	5	69696	N	N	10403 147TH AV SE
004	188764	0120	7/6/04	\$357,000	2640	0	7	2002	3	5922	N	N	3718 NE 19TH ST
004	042800	0065	7/24/03	\$248,000	2990	0	7	1972	3	11802	N	N	10209 128TH AV SE
004	723090	0110	8/13/03	\$245,000	1210	500	8	1979	3	8083	N	N	1414 DAYTON CT NE
004	334390	0212	9/16/04	\$355,000	1221	1125	8	1999	3	7735	N	N	2407 NE 19TH ST
004	334390	0212	3/3/03	\$348,000	1221	1125	8	1999	3	7735	N	N	2407 NE 19TH ST
004	535820	0110	12/22/03	\$265,000	1270	1000	8	1963	4	7254	N	N	2516 NE 18TH ST
004	042305	9322	3/27/03	\$250,500	1280	610	8	1977	4	7635	N	N	2825 NE 21ST ST
004	042305	9321	11/6/03	\$254,500	1290	330	8	1977	4	7635	N	N	2819 NE 21ST ST
004	807900	0530	10/9/03	\$301,000	1320	360	8	1987	3	7759	N	N	2203 ELMA AV NE
004	807900	0160	11/4/03	\$278,500	1320	340	8	1987	3	7135	N	N	5011 NE 21ST ST
004	535820	0010	3/22/03	\$230,000	1330	600	8	1962	4	7379	N	N	2509 NE 18TH ST
004	334390	0211	10/12/04	\$359,000	1356	1260	8	1999	3	7672	N	N	2401 NE 19TH ST
004	929200	0160	2/25/04	\$249,950	1390	0	8	1968	4	10300	N	N	12358 SE 96TH PL
004	929200	0350	10/8/04	\$195,000	1400	0	8	1968	4	14433	N	N	9908 126TH AV SE
004	807901	0020	7/1/04	\$322,000	1410	480	8	1989	3	7200	Y	N	2060 ILWACO AV NE
004	807902	0250	11/8/04	\$351,450	1420	620	8	1990	3	7790	N	N	1821 ILWACO AV NE
004	807901	0270	2/26/03	\$315,000	1420	650	8	1989	3	7307	N	N	5035 NE 23RD ST
004	807900	0330	7/20/04	\$343,835	1430	460	8	1987	3	7800	N	N	2216 ELMA AV NE
004	807900	0090	3/29/04	\$314,500	1430	460	8	1987	3	7221	N	N	2025 FIELD AV NE
004	807900	0220	5/8/03	\$319,900	1430	510	8	1987	4	9127	N	N	2220 FIELD AV NE
004	807901	0690	5/12/03	\$318,500	1440	630	8	1989	3	7505	N	N	5170 NE 20TH ST
004	109400	0060	5/20/03	\$241,950	1450	0	8	1968	4	10788	N	N	4530 NE 24TH ST
004	535830	0040	8/25/04	\$315,000	1470	1470	8	1973	3	7220	N	N	2600 NE 19TH ST
004	344920	0040	12/23/04	\$289,000	1490	0	8	2001	3	4840	N	N	2633 NE 25TH ST
004	344920	0040	8/25/03	\$270,000	1490	0	8	2001	3	4840	N	N	2633 NE 25TH ST
004	929200	0500	4/11/03	\$258,375	1520	0	8	1966	5	10000	N	N	12524 SE 99TH ST
004	807902	0230	2/17/04	\$312,000	1570	550	8	1990	3	7200	N	N	1903 ILWACO AV NE
004	929200	0560	5/11/04	\$262,000	1580	0	8	1967	4	9536	N	N	12525 SE 99TH ST

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004	929200	0420	7/13/04	\$275,000	1600	0	8	1967	4	9600	N	N	9840 124TH AV SE
004	929200	0300	3/15/04	\$264,950	1600	1200	8	1979	3	14600	N	N	12608 SE 98TH ST
004	807901	0370	3/12/03	\$318,000	1640	590	8	1989	3	7370	N	N	5131 NE 23RD ST
004	929200	0370	6/12/03	\$240,000	1660	0	8	1969	4	10120	N	N	9915 126TH AV SE
004	334450	0121	3/18/03	\$362,000	1700	1570	8	1956	4	23286	Y	N	1917 JONES AV NE
004	395650	0100	10/8/04	\$349,999	1710	0	8	1996	3	6239	N	N	2018 NE 28TH PL
004	334390	3523	1/20/03	\$278,000	1710	0	8	1971	3	20518	N	N	1806 JONES AV NE
004	395650	0100	4/21/03	\$294,650	1710	0	8	1996	3	6239	N	N	2018 NE 28TH PL
004	109400	0010	9/23/03	\$230,500	1730	0	8	1975	4	11472	N	N	4626 NE 24TH ST
004	109400	0030	9/12/03	\$278,900	1740	0	8	1967	4	10875	N	N	4614 NE 24TH ST
004	807903	0350	3/11/04	\$330,000	1780	640	8	1993	3	9592	N	N	4905 NE 19TH CT
004	807903	0350	3/3/03	\$315,000	1780	640	8	1993	3	9592	N	N	4905 NE 19TH CT
004	032305	9271	11/12/04	\$431,025	1840	0	8	1992	3	37953	N	N	4140 NE 25TH PL
004	807903	0280	5/28/04	\$319,900	1850	0	8	1993	4	8602	N	N	1917 FIELD AV NE
004	807900	0080	10/17/03	\$335,000	1850	630	8	1987	3	7228	N	N	2029 FIELD AV NE
004	334390	1648	11/13/04	\$345,450	1890	0	8	1999	3	6390	N	N	2121 NE 17TH ST
004	807902	0310	5/7/04	\$320,000	1940	0	8	1990	3	9362	N	N	1908 ILWACO AV NE
004	334390	1407	5/21/04	\$294,500	1960	0	8	2000	3	4541	N	N	2116 NE 27TH ST
004	813210	0160	10/6/03	\$309,900	1960	0	8	1995	3	7676	N	N	2502 KENNEWICK PL NE
004	929200	0390	5/22/03	\$305,000	1970	1280	8	1976	4	9682	N	N	12500 SE 100TH ST
004	388832	0150	11/22/04	\$302,000	2000	0	8	2000	3	5512	N	N	3143 NE 20TH PL
004	388832	0160	9/22/03	\$269,900	2000	0	8	2000	3	5512	N	N	3142 NE 20TH PL
004	807900	0300	7/15/04	\$305,000	2000	0	8	1987	3	7710	N	N	2100 ELMA AV NE
004	334390	0213	6/18/03	\$280,000	2007	0	8	1999	3	9187	N	N	2402 NE 19TH ST
004	804410	0040	10/12/04	\$347,000	2030	0	8	1994	3	7202	N	N	1618 DAYTON AV NE
004	334390	1405	6/29/04	\$312,000	2030	0	8	2000	3	5204	N	N	2124 NE 27TH ST
004	778800	0080	7/21/04	\$275,000	2040	0	8	1974	3	13850	N	N	12734 SE 95TH PL
004	813210	0060	8/19/04	\$355,000	2070	0	8	1995	3	8464	N	N	1807 NE 25TH PL
004	388832	0110	1/13/03	\$252,500	2080	0	8	2001	3	5512	N	N	3134 NE 19TH PL
004	395650	0060	10/20/03	\$352,000	2090	0	8	1996	3	6773	Y	N	2000 NE 28TH PL
004	807905	0030	3/5/04	\$358,500	2100	880	8	1994	3	7647	N	N	2012 HOQUIAM AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	807904	0090	9/11/03	\$315,000	2110	0	8	1993	3	7219	N	N	1621 HOQUIAM PL NE
004	032305	9288	3/20/03	\$330,000	2140	0	8	1998	3	7630	N	N	1618 HOQUIAM PL NE
004	813210	0250	4/22/03	\$399,300	2170	1090	8	1995	3	7422	N	N	2511 KENNEWICK AV NE
004	334210	3367	7/1/04	\$345,000	2200	0	8	2001	3	9456	N	N	2812 KENNEWICK PL NE
004	334390	1892	9/23/04	\$360,000	2210	0	8	2004	3	5722	N	N	2007 NE 18TH PL
004	807901	0640	6/26/03	\$325,000	2210	0	8	1989	3	7616	N	N	2072 HOQUIAM CT NE
004	334390	3530	8/18/03	\$315,000	2210	0	8	2000	3	8988	N	N	1725 NE 20TH ST
004	807901	0500	1/6/03	\$336,500	2220	0	8	1989	3	7949	N	N	5026 NE 21ST ST
004	334390	0737	10/26/04	\$319,900	2230	0	8	2000	3	7893	N	N	2325 NE 28TH ST
004	522650	0150	4/7/04	\$354,950	2230	0	8	1989	3	7530	N	N	1801 BREMERTON AV NE
004	807903	0200	5/27/04	\$354,950	2230	0	8	1992	3	7208	N	N	1910 FIELD AV NE
004	522650	0280	8/7/03	\$305,000	2230	0	8	1989	3	7881	N	N	1817 CHELAN PL NE
004	807902	0080	5/25/04	\$345,000	2240	0	8	1990	3	7933	N	N	5007 NE 19TH ST
004	032305	9305	10/14/03	\$336,500	2270	0	8	2003	3	6921	N	N	5108 NE 16TH ST
004	032305	9270	2/26/03	\$350,000	2310	0	8	1987	3	42064	N	N	5300 NE 16TH ST
004	807900	0060	7/20/04	\$331,900	2330	0	8	1987	3	7230	N	N	4811 NE 21ST ST
004	032305	9307	12/1/03	\$339,950	2330	0	8	2003	3	9732	N	N	5101 NE 16TH ST
004	804410	0100	3/12/04	\$348,825	2370	0	8	1994	3	7223	N	N	1713 DAYTON AV NE
004	032305	9306	11/4/03	\$340,000	2420	0	8	2003	3	6976	N	N	5107 NE 16TH ST
004	807901	0720	3/26/03	\$316,500	2440	0	8	1989	3	7320	N	N	5150 NE 20TH ST
004	522650	0310	2/27/04	\$347,500	2450	0	8	1989	3	7239	N	N	4610 NE 18TH ST
004	807904	0030	5/10/04	\$355,000	2470	0	8	1992	3	7261	N	N	1707 FIELD PL NE
004	104130	0130	3/17/03	\$325,500	2470	0	8	1992	3	8753	N	N	4630 NE 21ST PL
004	334390	0402	9/8/03	\$349,990	2490	0	8	2002	3	6480	N	N	1504 CAMAS PL NE
004	804410	0140	4/22/04	\$385,000	2520	590	8	1994	3	7235	N	N	1611 DAYTON AV NE
004	813210	0040	5/17/04	\$357,373	2530	0	8	1995	3	8095	N	N	2418 KENNEWICK AV SE
004	807901	0300	8/18/04	\$359,000	2540	0	8	1989	3	7203	N	N	5051 NE 23RD ST
004	032305	9313	10/9/03	\$384,000	2550	0	8	2003	3	6139	N	N	2007 ELMA PL NE
004	229650	0037	6/14/04	\$379,900	2560	0	8	1994	3	11900	N	N	2607 JONES AV NE
004	807905	0080	9/14/04	\$379,900	2560	0	8	1994	3	8250	N	N	5020 NE 20TH PL
004	522650	0340	12/5/03	\$345,000	2560	0	8	1989	3	7203	N	N	4600 NE 18TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	807904	0420	3/11/03	\$339,000	2560	0	8	1993	3	7316	N	N	1726 ILWACO AV NE
004	334390	1519	5/25/04	\$360,000	2570	0	8	2002	3	6970	N	N	2117 NE 24TH ST
004	334390	0403	5/3/04	\$369,000	2570	0	8	2002	3	6000	N	N	1422 CAMAS PL NE
004	334390	0403	5/29/03	\$345,990	2570	0	8	2002	3	6000	N	N	1422 CAMAS PL NE
004	807903	0120	10/22/04	\$409,000	2590	0	8	1992	3	7976	N	N	1809 FIELD PL NE
004	334390	0405	5/21/03	\$357,990	2590	0	8	2002	3	6600	N	N	1410 CAMAS PL NE
004	807901	0710	6/18/03	\$314,900	2600	0	8	1989	3	7320	N	N	5154 NE 20TH ST
004	807901	0230	9/28/04	\$397,000	2600	0	8	1989	3	7210	N	N	5050 NE 23RD ST
004	807904	0500	12/15/04	\$382,000	2610	0	8	1991	3	7552	N	N	5202 NE 18TH CT
004	807902	0300	5/21/04	\$345,000	2610	0	8	1990	3	9086	N	N	1904 ILWACO AV NE
004	104130	0180	4/21/04	\$355,000	2640	0	8	1992	3	7719	N	N	4600 NE 21ST PL
004	334390	0401	11/13/03	\$356,390	2640	0	8	2002	3	10200	N	N	1508 CAMAS PL NE
004	032305	9160	10/22/03	\$359,900	2640	0	8	2003	2	9271	N	N	5102 NE 16TH ST
004	807903	0060	5/15/04	\$345,000	2650	0	8	1990	3	8025	N	N	1708 FIELD AV NE
004	807904	0380	9/17/04	\$395,000	2660	0	8	1992	3	10653	N	N	1710 ILWACO AV NE
004	334390	0404	8/12/03	\$357,990	2700	0	8	2002	3	6000	N	N	1416 CAMAS PL NE
004	522650	0330	6/1/04	\$352,950	2710	0	8	1989	3	7200	N	N	4604 NE 18TH ST
004	522650	0200	2/19/04	\$359,900	2730	0	8	1989	3	7274	N	N	4601 NE 18TH ST
004	344982	0350	3/2/04	\$450,000	2750	0	8	1999	3	7267	N	N	3520 NEWPORT CT NE
004	522650	0250	7/21/04	\$340,000	2780	0	8	1989	3	7290	N	N	1808 CHELAN PL NE
004	522650	0320	12/8/04	\$387,000	2840	0	8	1989	3	7562	N	N	4606 NE 18TH ST
004	032305	9315	1/12/04	\$399,950	2900	0	8	2003	3	6165	N	N	2015 ELMA PL NE
004	032305	9244	3/4/04	\$414,990	3090	0	8	2003	3	8210	N	N	4806 NE 20TH ST
004	032305	9312	1/13/04	\$408,000	3090	0	8	2003	3	8229	N	N	4810 NE 20TH PL
004	032305	9314	4/22/04	\$395,500	3190	0	8	2003	3	6152	N	N	2011 ELMA PL NE
004	032305	9316	3/26/04	\$395,100	3190	0	8	2003	3	6178	N	N	2008 ELMA PL NE
004	731200	0180	8/1/03	\$345,000	2180	0	9	1990	3	9216	N	N	4507 NE 26TH CT
004	344982	0340	12/3/03	\$359,000	2230	0	9	1998	3	5712	N	N	3526 NE 23RD CT
004	934760	0070	2/18/04	\$357,000	2280	0	9	2000	3	6926	N	N	1831 NE 26TH PL
004	934760	0010	4/15/03	\$340,617	2320	0	9	1999	3	5481	N	N	1708 NE 26TH PL
004	934760	0050	7/26/04	\$365,000	2390	0	9	2000	3	12289	N	N	1825 NE 26TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	344982	0280	4/22/04	\$405,000	2410	0	9	1998	3	10063	N	N	3507 NE 23RD CT
004	128800	0050	1/9/03	\$362,000	2430	0	9	2002	3	5056	N	N	4125 NE 27TH PL
004	128800	0060	6/11/03	\$348,950	2430	0	9	2002	3	5311	N	N	4131 NE 27TH PL
004	344980	0230	2/3/03	\$365,000	2490	0	9	1997	3	7470	N	N	2504 MONROE CT NE
004	344980	0040	8/30/04	\$457,975	2490	0	9	1996	3	10700	N	N	3214 NE 26TH CT
004	193810	0100	2/25/04	\$422,730	2560	0	9	2003	3	5975	N	N	2825 BLAINE AV NE
004	193810	0040	4/26/04	\$407,460	2560	0	9	2003	3	5497	N	N	2854 BLAINE AV NE
004	731200	0130	10/22/04	\$397,500	2560	0	9	1990	3	8060	N	N	4531 NE 25TH CT
004	193810	0140	2/12/04	\$393,000	2560	0	9	2003	3	5404	N	N	2801 BLAINE AV NE
004	731200	0220	10/1/03	\$359,000	2570	0	9	1990	3	8313	N	N	4537 NE 26TH CT
004	193810	0120	3/24/04	\$406,235	2580	0	9	2003	3	7264	N	N	2813 BLAINE AV NE
004	193810	0030	6/15/04	\$405,525	2580	0	9	2003	3	4533	N	N	2846 BLAINE AV NE
004	344980	0030	3/24/04	\$484,000	2600	700	9	1996	3	8326	N	N	3220 NE 26TH CT
004	344981	0050	6/10/04	\$427,500	2610	0	9	1997	3	6477	N	N	2330 OLYMPIA AV NE
004	803540	0200	6/17/04	\$539,950	2680	0	9	1997	3	16992	N	N	5313 NE 23RD CT
004	344981	0120	7/24/03	\$375,000	2684	0	9	1997	3	9190	N	N	3531 NE 24TH CT
004	344981	0120	8/17/04	\$450,000	2684	0	9	1997	3	9190	N	N	3531 NE 24TH CT
004	344982	0380	1/27/03	\$375,500	2710	0	9	1998	3	6174	N	N	2304 OLYMPIA AV NE
004	193810	0010	12/22/03	\$416,347	2760	0	9	2003	3	5740	N	N	2204 NE 28TH ST
004	731200	0230	8/4/04	\$370,000	2780	0	9	1990	3	9375	N	N	4524 NE 26TH CT
004	193810	0110	11/14/03	\$443,100	2790	0	9	2003	3	7708	N	N	2819 BLAINE AV NE
004	128800	0190	2/19/03	\$409,000	2790	0	9	2002	3	4667	N	N	4112 NE 27TH PL
004	193810	0020	3/24/04	\$431,600	2810	0	9	2003	3	5883	N	N	2834 BLAINE AV NE
004	193810	0070	7/19/04	\$464,090	2850	0	9	2004	3	8264	N	N	2843 BLAINE AV NE
004	344980	0190	12/9/03	\$498,000	2850	950	9	1996	3	10434	N	N	3213 NE 25TH ST
004	731200	0190	12/20/04	\$385,000	2850	0	9	1990	3	7332	N	N	4515 NE 26TH CT
004	128800	0020	11/3/03	\$445,950	2960	800	9	2003	3	4500	N	N	4107 NE 27TH PL
004	344982	0260	10/21/03	\$499,950	2980	1310	9	1998	3	21804	N	N	2101 NEWPORT CT NE
004	803540	0060	2/11/03	\$539,950	3060	0	9	1997	3	21853	N	N	2401 LYONS AV NE
004	344980	0270	3/18/03	\$405,000	3070	0	9	1996	3	9550	N	N	2527 MONROE CT NE
004	128800	0030	2/3/04	\$484,430	3090	1070	9	2003	3	4526	N	N	4113 NE 27TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
004	128800	0120	7/13/04	\$561,044	3100	1200	9	2004	3	8818	N	N	4226 NE 27TH PL	
004	731200	0250	2/11/03	\$405,500	3120	0	9	1990	3	13723	N	N	4508 NE 26TH CT	
004	128800	0170	12/10/03	\$480,000	3190	0	9	2003	3	5625	N	N	4124 NE 27TH PL	
004	128800	0200	1/7/03	\$448,900	3190	0	9	2002	3	4700	N	N	4106 NE 27TH PL	
004	128800	0180	7/23/03	\$460,453	3190	0	9	2003	3	5919	N	N	4118 NE 27TH PL	
004	803540	0320	8/13/03	\$578,500	3190	0	9	1999	3	13952	N	N	5321 NE 22ND CT	
004	803540	0190	4/1/03	\$550,000	3190	0	9	1997	3	18111	N	N	5307 NE 23RD CT	
004	803540	0260	3/12/03	\$559,000	3200	0	9	1998	3	26111	N	N	5314 NE 22ND CT	
004	803540	0380	5/27/03	\$540,000	3210	0	9	1998	3	15096	N	N	5511 NE 21ST CT	
004	344981	0020	6/5/03	\$440,000	3214	0	9	1997	3	7370	N	N	2401 OLYMPIA AV NE	
004	344982	0060	3/12/04	\$525,000	3220	0	9	1998	3	10265	N	N	3402 NE 23RD PL	
004	193810	0080	2/23/04	\$469,165	3240	0	9	2003	3	6603	N	N	2837 BLAINE AV NE	
004	193810	0130	5/21/04	\$430,000	3240	0	9	2003	3	5063	N	N	2807 BLAINE AV NE	
004	803540	0440	12/11/03	\$670,000	3250	1301	9	1997	3	15883	N	N	2212 LYONS AV NE	
004	193810	0090	1/12/04	\$464,000	3270	0	9	2003	3	6170	N	N	2831 BLAINE AV NE	
004	344980	0090	8/5/04	\$529,500	3280	0	9	1997	3	7832	N	N	2547 LYNNWOOD AV NE	
004	803540	0330	11/3/04	\$670,000	3300	0	9	1999	3	17133	N	N	5401 NE 22ND CT	
004	344982	0010	6/26/03	\$405,000	3310	0	9	1998	3	7214	N	N	3432 NE 23RD PL	
004	128800	0110	9/16/04	\$535,888	3310	0	9	2004	3	9007	N	N	4227 NE 27TH PL	
004	803540	0400	3/29/04	\$560,000	3310	0	9	1997	3	15268	N	N	5504 NE 21ST CT	
004	344980	0140	6/22/04	\$520,000	3370	0	9	1996	3	9522	N	N	2519 LYNNWOOD AV NE	
004	344980	0110	9/11/03	\$449,000	3440	0	9	1996	3	11368	N	N	2535 LYNNWOOD AV NE	
004	344980	0100	11/30/04	\$535,000	3450	0	9	1996	3	10731	N	N	2541 LYNNWOOD AV NE	
004	344980	0200	10/27/04	\$537,000	3500	0	9	1997	3	7891	N	N	3219 NE 25TH ST	
004	344980	0160	7/21/03	\$491,000	3590	0	9	1996	3	11030	N	N	2507 LYNNWOOD AV NE	
004	344981	0040	6/16/04	\$539,000	3820	0	9	1997	3	10508	N	N	2331 OLYMPIA AV NE	
005	334630	0315	5/10/04	\$233,000	920	0	6	1985	3	7980	N	N	8426 116TH AV SE	
005	334330	0663	12/17/03	\$330,000	830	500	7	1930	5	41910	Y	N	6639 112TH AV SE	
005	320500	0250	6/29/04	\$232,500	940	0	7	1960	2	9350	N	N	7031 122ND AV SE	
005	320510	0290	5/5/04	\$247,500	1000	0	7	1961	4	8962	N	N	12110 SE 70TH ST	
005	790250	0020	9/16/04	\$255,000	1010	0	7	1963	4	12030	N	N	8914 121ST AV SE	

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005	638540	0025	9/19/03	\$236,500	1060	480	7	1962	4	11280	N	N	8625 118TH AV SE
005	078800	0090	1/2/04	\$309,500	1090	740	7	1988	3	4491	N	N	6102 115TH PL SE
005	320520	0050	6/3/03	\$252,000	1100	480	7	1967	3	18000	N	N	12327 SE 74TH ST
005	858910	0140	8/8/03	\$279,950	1120	560	7	1966	4	9600	N	N	7913 115TH AV SE
005	403590	0125	6/3/03	\$319,500	1120	800	7	1955	4	13808	N	N	4715 118TH AV SE
005	607130	0030	5/23/03	\$277,700	1150	0	7	1959	4	10387	N	N	12231 SE 55TH PL
005	322405	9065	8/4/03	\$234,950	1150	0	7	1967	4	10814	N	N	11525 SE 85TH ST
005	334330	0603	11/25/03	\$250,000	1150	0	7	1962	4	10000	N	N	11226 SE 68TH ST
005	202405	9061	10/24/03	\$318,000	1170	920	7	1951	5	15681	N	N	5812 LAKE WASHINGTON BL SE
005	282405	9065	2/11/04	\$269,000	1190	540	7	1967	4	13068	N	N	7412 116TH AV SE
005	326800	0040	5/6/04	\$226,550	1200	0	7	1969	4	9087	N	N	8860 122ND CT SE
005	607180	0480	2/13/03	\$259,000	1220	0	7	1962	4	8400	N	N	12510 SE 63RD ST
005	607200	0790	11/11/04	\$305,000	1230	0	7	1966	3	8400	N	N	12218 SE 60TH PL
005	403550	0065	11/19/04	\$299,950	1250	0	7	1955	4	12154	N	N	4764 119TH AV SE
005	320480	0330	11/10/04	\$309,950	1250	0	7	1968	4	7700	N	N	7202 121ST PL SE
005	221611	0010	8/13/04	\$259,900	1250	0	7	1970	3	13235	N	N	12225 SE 88TH PL
005	320480	0470	12/8/03	\$263,000	1250	0	7	1975	4	7700	N	N	7216 122ND AV SE
005	326800	0080	9/23/03	\$210,000	1270	0	7	1969	4	12697	N	N	8861 122ND CT SE
005	320500	0170	2/11/03	\$253,500	1270	0	7	1960	4	9350	N	N	7054 121ST PL SE
005	320500	0280	7/31/03	\$215,000	1290	0	7	1960	3	9766	N	N	7007 122ND AV SE
005	607130	0010	11/19/03	\$262,500	1330	0	7	1959	4	10080	N	N	12247 SE 55TH PL
005	320480	0070	2/21/03	\$285,000	1330	800	7	1968	4	8855	N	N	7313 123RD AV SE
005	607250	0060	4/27/04	\$309,950	1350	0	7	1963	5	8531	N	N	6320 121ST AV SE
005	638540	0030	5/28/04	\$274,900	1350	1200	7	1963	4	11280	N	N	8619 118TH AV SE
005	334330	0542	8/29/03	\$345,000	1360	720	7	1969	4	13191	N	N	7242 112TH AV SE
005	607250	0070	9/10/03	\$272,500	1370	0	7	1963	4	7145	N	N	6327 121ST PL SE
005	242400	0030	4/14/04	\$325,000	1420	900	7	1961	5	15686	N	N	8929 132ND PL SE
005	320500	0340	9/26/03	\$243,800	1420	0	7	1961	3	9321	N	N	7008 122ND AV SE
005	320510	0120	9/26/03	\$242,500	1420	0	7	1962	4	10424	N	N	12120 SE 71ST PL
005	334330	0022	5/20/04	\$267,500	1430	0	7	1966	4	9600	N	N	11456 SE 68TH ST
005	242400	0210	11/12/03	\$285,000	1430	470	7	1960	3	32149	N	N	8960 NEWCASTLE GOLF CLUB RD

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	320480	0030	3/19/03	\$283,000	1490	0	7	1968	4	12865	N	N	7220 123RD AV SE
005	322405	9015	6/25/03	\$310,000	1500	950	7	1958	3	22800	N	N	8025 116TH AV SE
005	334330	1218	6/7/04	\$317,000	1510	0	7	1986	4	9200	N	N	6321 115TH CT SE
005	221611	0100	6/2/04	\$275,000	1520	0	7	1970	4	11772	N	N	8816 123RD AV SE
005	242400	0020	10/3/03	\$225,000	1540	0	7	1962	4	15798	N	N	8913 132ND PL SE
005	242400	0020	9/16/04	\$283,450	1540	0	7	1962	4	15798	N	N	8913 132ND PL SE
005	790250	0010	11/7/03	\$250,000	1560	0	7	1963	5	10251	N	N	8904 121ST AV SE
005	342405	9035	6/18/03	\$295,000	1580	0	7	1977	4	35286	N	N	9206 COAL CREEK PW SE
005	320500	0420	8/26/04	\$321,000	1590	0	7	1961	4	9350	N	N	7072 122ND AV SE
005	221611	0130	3/2/04	\$221,529	1620	0	7	1970	3	9768	N	N	12315 SE 88TH PL
005	638540	0010	5/18/04	\$298,000	1620	0	7	1959	4	11280	N	N	8659 118TH AV SE
005	607120	0380	5/9/03	\$251,000	1630	0	7	1959	4	9429	N	N	5624 117TH AV SE
005	607120	0380	4/12/04	\$304,418	1630	0	7	1959	4	9429	N	N	5624 117TH AV SE
005	334330	0062	2/12/04	\$345,000	1640	740	7	1954	4	21735	N	N	7049 116TH AV SE
005	320510	0050	4/24/03	\$285,000	1660	0	7	1962	4	9716	N	N	7025 121ST AV SE
005	320520	0030	6/24/03	\$269,950	1670	0	7	1979	4	8742	N	N	12225 SE 74TH ST
005	334330	0360	4/1/04	\$362,000	1750	1010	7	1980	4	22500	N	N	11329 SE 68TH ST
005	320520	0160	7/28/04	\$335,000	1790	620	7	1962	4	9080	N	N	7325 125TH PL SE
005	320510	0080	3/20/03	\$272,000	1830	0	7	1962	3	9848	N	N	7121 121ST AV SE
005	334510	0139	3/1/04	\$238,000	1840	0	7	1963	3	9600	N	N	8827 116TH AV SE
005	607323	0260	6/18/04	\$310,000	1850	0	7	1985	3	12185	N	N	11712 SE 68TH PL
005	505650	0250	12/10/03	\$290,000	1850	0	7	1966	3	9000	N	N	12219 SE 65TH ST
005	320480	0120	7/10/03	\$282,000	1870	0	7	1978	4	10178	N	N	7309 122ND AV SE
005	320520	0040	8/8/03	\$278,000	1910	0	7	1978	4	15598	N	N	12307 SE 74TH ST
005	334630	0336	6/23/03	\$340,000	1950	0	7	1957	4	28650	N	N	8604 116TH AV SE
005	332405	9008	4/24/03	\$300,000	1980	0	7	1970	3	32234	N	N	13030 SE 89TH PL
005	334330	0922	10/3/03	\$435,000	2330	340	7	1933	3	50129	N	N	6828 LAKE WASHINGTON BL SE
005	607200	0350	5/24/04	\$343,000	1080	1080	8	1962	3	12950	N	N	12230 SE 62ND ST
005	607130	0670	2/4/04	\$339,950	1080	1080	8	1961	5	11600	N	N	5246 123RD AV SE
005	607120	1000	4/13/04	\$337,000	1120	1100	8	1959	5	14562	N	N	5200 119TH AV SE
005	606790	0020	3/30/04	\$322,000	1130	1000	8	1977	3	11489	N	N	6531 117TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	606790	0270	6/23/03	\$300,000	1140	1010	8	1977	3	8437	N	N	6633 118TH AV SE
005	606790	0330	4/25/03	\$300,400	1150	500	8	1977	3	7700	N	N	6616 117TH AV SE
005	334510	0273	3/9/04	\$285,000	1160	0	8	1968	4	17287	N	N	12104 SE 89TH ST
005	607180	0520	6/23/04	\$346,500	1160	1160	8	1962	4	8924	N	N	6111 127TH PL SE
005	607180	0650	5/21/03	\$340,000	1160	1060	8	1962	4	7557	N	N	6216 127TH AV SE
005	505650	0330	10/8/03	\$276,000	1160	900	8	1968	3	9514	N	N	12232 SE 65TH ST
005	607120	0990	4/28/04	\$315,000	1170	1100	8	1960	4	14760	N	N	5216 119TH AV SE
005	195183	0010	1/28/03	\$293,950	1170	350	8	1986	4	7556	N	N	6910 128TH PL SE
005	607100	0365	3/24/04	\$289,000	1190	0	8	1959	4	18934	N	N	5059 119TH AV SE
005	607100	0365	7/29/03	\$274,000	1190	0	8	1959	4	18934	N	N	5059 119TH AV SE
005	334510	0251	2/20/03	\$272,000	1190	630	8	1962	4	17918	N	N	12117 SE 91ST ST
005	403550	0075	8/9/04	\$290,000	1200	0	8	1955	4	11260	N	N	4780 119TH AV SE
005	713550	0010	9/19/03	\$342,500	1200	530	8	1985	3	10284	N	N	7407 134TH AV SE
005	242400	0310	7/1/04	\$319,000	1200	1200	8	1973	3	15000	N	N	9002 132ND PL SE
005	403490	0071	10/1/03	\$305,000	1200	1040	8	1952	4	10500	N	N	4535 119TH AV SE
005	607276	0080	11/14/03	\$325,000	1210	780	8	1974	4	7300	N	N	12218 SE 47TH PL
005	106660	0025	6/16/03	\$258,000	1210	600	8	1968	4	10800	N	N	11645 SE 88TH ST
005	607330	0530	12/31/03	\$332,950	1220	640	8	1967	4	7500	N	N	12525 SE 70TH ST
005	607330	0560	8/13/03	\$326,250	1220	1110	8	1967	4	7725	N	N	12547 SE 70TH ST
005	403550	0010	2/17/04	\$275,500	1220	770	8	1955	3	12660	N	N	4610 119TH AV SE
005	607330	0010	1/22/04	\$326,500	1230	1030	8	1968	3	8965	N	N	6905 125TH AV SE
005	282405	9008	9/23/04	\$336,330	1230	740	8	1955	4	8168	N	N	12101 SE 71ST PL
005	607276	0580	6/26/03	\$314,500	1230	550	8	1974	4	7335	N	N	12120 SE 46TH PL
005	731220	0040	3/20/03	\$408,000	1240	550	8	1983	3	9787	Y	N	7608 113TH AV SE
005	206480	0710	1/14/03	\$273,995	1250	790	8	1977	4	7000	N	N	12516 SE 75TH PL
005	947771	0150	5/20/04	\$323,500	1250	570	8	1975	4	11438	N	N	12041 SE 93RD ST
005	606791	0130	1/10/04	\$318,500	1250	750	8	1978	3	18099	N	N	6600 119TH AV SE
005	607324	0010	9/22/04	\$334,000	1250	1110	8	1986	4	9534	N	N	6903 119TH PL SE
005	607290	0110	12/23/03	\$330,000	1250	920	8	1985	3	6366	N	N	6210 113TH PL SE
005	607130	0720	3/24/04	\$354,400	1260	1260	8	1960	4	12760	N	N	5204 123RD AV SE
005	607290	0160	3/10/04	\$308,000	1260	960	8	1986	3	5702	N	N	6209 113TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	607170	0110	9/3/04	\$325,000	1270	1050	8	1962	4	13200	N	N	6019 125TH AV SE
005	334330	0980	4/22/04	\$384,431	1280	630	8	1952	4	14338	N	N	11005 SE 64TH ST
005	195180	0140	8/19/03	\$307,900	1280	950	8	1975	3	13002	N	N	6453 131ST AV SE
005	607120	0830	7/18/03	\$301,725	1280	1100	8	1959	4	8645	N	N	11845 SE 54TH PL
005	607120	0635	12/16/03	\$339,900	1290	700	8	1958	4	9030	N	N	5252 116TH PL SE
005	713550	0150	2/5/04	\$345,000	1290	510	8	1984	3	9978	N	N	13329 SE 77TH CT
005	607100	0600	8/20/03	\$324,500	1290	1290	8	1961	4	14400	N	N	4900 119TH AV SE
005	195181	0400	2/10/03	\$292,000	1290	570	8	1976	4	9375	N	N	12711 SE 68TH PL
005	607130	0310	2/19/03	\$283,950	1290	600	8	1959	4	10050	N	N	5224 122ND PL SE
005	607120	0875	3/11/03	\$280,000	1290	660	8	1959	4	8772	N	N	5435 119TH AV SE
005	334510	0053	11/30/04	\$338,000	1300	600	8	1977	3	25737	N	N	3441 LINCOLN DR NE
005	206480	0330	2/24/03	\$282,000	1300	700	8	1974	3	9285	N	N	7362 127TH AV SE
005	607130	0470	5/28/03	\$265,000	1300	620	8	1960	4	8800	N	N	5221 123RD AV SE
005	607200	0150	6/16/04	\$338,000	1310	1250	8	1962	4	12400	N	N	6024 123RD AV SE
005	607276	0550	1/20/04	\$338,000	1310	400	8	1974	4	6400	N	N	12119 SE 46TH PL
005	607210	0030	9/1/03	\$332,000	1310	1250	8	1972	3	9072	N	N	12506 SE 64TH PL
005	607120	0960	6/4/03	\$273,500	1320	550	8	1961	5	16043	N	N	5402 119TH AV SE
005	334330	1720	9/28/04	\$257,750	1320	650	8	1959	4	6823	N	N	6204 120TH AV SE
005	670511	0470	11/10/04	\$315,000	1320	0	8	1986	3	2483	N	N	11406 SE 65TH PL
005	607140	0390	5/7/04	\$331,050	1320	730	8	1961	4	8775	N	N	12569 SE 52ND ST
005	607130	0520	7/24/03	\$334,950	1320	540	8	1960	4	8400	N	N	5261 123RD AV SE
005	670511	0260	5/17/04	\$309,950	1320	0	8	1986	3	2531	N	N	11413 SE 66TH ST
005	670510	0300	12/10/03	\$300,000	1320	0	8	1986	3	3139	N	N	6522 113TH PL SE
005	607140	0020	3/17/04	\$352,000	1330	960	8	1960	4	15300	N	N	5439 125TH AV SE
005	607120	0090	1/9/04	\$322,000	1330	1200	8	1960	4	14586	N	N	5651 116TH AV SE
005	607170	0120	9/22/04	\$336,000	1340	800	8	1962	4	13200	N	N	6011 125TH AV SE
005	607330	0280	1/29/03	\$278,000	1340	500	8	1967	3	7755	N	N	12581 SE 72ND ST
005	607330	0170	3/24/03	\$287,000	1340	1110	8	1966	4	7758	N	N	12509 SE 72ND ST
005	206480	0380	7/29/03	\$309,725	1340	900	8	1976	4	8516	N	N	7353 127TH AV SE
005	607160	0450	3/16/04	\$339,950	1350	670	8	1961	4	8400	N	N	12657 SE 60TH ST
005	505650	0050	8/9/04	\$315,000	1350	600	8	1967	3	10385	N	N	6510 123RD AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	607330	0630	12/4/03	\$298,000	1350	350	8	1967	4	7491	N	N	12548 SE 71ST ST
005	334510	0040	7/10/03	\$370,000	1350	400	8	1977	3	46200	N	N	8830 112TH PL SE
005	947773	0100	1/23/04	\$330,000	1360	1000	8	1979	4	9865	N	N	11711 SE 92ND ST
005	195181	0150	4/28/03	\$295,000	1360	400	8	1975	3	11057	N	N	12742 SE 68TH PL
005	607200	0830	12/11/03	\$288,000	1360	670	8	1964	4	9825	N	N	12118 SE 60TH PL
005	607100	0475	3/11/04	\$332,000	1370	0	8	1958	4	12752	N	N	11614 SE 52ND ST
005	786000	0090	7/23/03	\$259,950	1370	0	8	1967	4	10275	N	N	11416 SE 88TH ST
005	607120	0545	10/29/03	\$324,000	1370	1370	8	1960	4	8395	N	N	5211 116TH PL SE
005	607323	0240	4/1/04	\$294,950	1370	340	8	1985	3	6643	N	N	11724 SE 68TH PL
005	607180	0340	9/28/04	\$329,950	1380	480	8	1962	4	9774	N	N	6124 125TH AV SE
005	607100	0575	9/9/04	\$291,500	1380	0	8	1958	4	14400	N	N	5024 119TH AV SE
005	607250	0400	7/19/03	\$273,000	1390	0	8	1964	4	7963	N	N	12205 SE 67TH PL
005	607330	0750	4/7/03	\$285,000	1390	1160	8	1967	3	7725	N	N	12564 SE 72ND ST
005	713550	0320	11/19/03	\$479,000	1400	1300	8	1987	4	23248	Y	N	7405 135TH PL SE
005	607260	0150	6/9/04	\$345,000	1400	810	8	1966	3	8800	N	N	12135 SE 68TH PL
005	607276	0170	7/21/04	\$370,000	1400	480	8	1975	4	6706	N	N	12302 SE 47TH ST
005	607140	0120	5/26/04	\$360,000	1400	630	8	1960	4	14400	N	N	5219 125TH AV SE
005	195180	0770	10/24/03	\$321,000	1400	770	8	1976	4	12800	N	N	6620 131ST AV SE
005	195180	0190	5/22/03	\$328,500	1400	420	8	1972	4	7461	N	N	12861 SE 67TH ST
005	670512	0280	5/15/03	\$284,500	1414	0	8	1986	3	1960	N	N	6715 113TH PL SE
005	670512	0230	5/22/03	\$280,000	1414	0	8	1986	3	2298	N	N	6705 113TH PL SE
005	607330	0710	4/10/03	\$260,000	1420	1100	8	1966	3	7725	N	N	12563 SE 71ST ST
005	607220	0410	6/4/04	\$367,990	1420	730	8	1965	5	13600	N	N	6213 129TH AV SE
005	607120	0215	9/29/04	\$310,000	1420	0	8	1960	4	8785	N	N	5628 116TH AV SE
005	713550	0090	5/29/03	\$339,900	1420	340	8	1985	3	11301	N	N	7519 134TH AV SE
005	670510	0090	7/14/03	\$292,000	1420	0	8	1986	3	2175	N	N	11300 SE 65TH ST
005	670510	0070	7/25/03	\$289,950	1420	0	8	1986	3	2175	N	N	11304 SE 65TH ST
005	670510	0260	6/13/03	\$289,000	1420	0	8	1986	3	2216	N	N	6617 113TH PL SE
005	670511	0110	9/24/03	\$287,495	1420	0	8	1986	3	2175	N	N	6525 115TH PL SE
005	670512	0430	1/2/03	\$317,500	1420	910	8	1986	3	2421	N	N	11426 SE 67TH PL
005	607330	0050	3/29/04	\$345,500	1430	370	8	1966	4	9481	N	N	6921 125TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	607330	0450	3/24/03	\$295,000	1430	590	8	1967	3	14500	N	N	12532 SE 70TH ST
005	607180	0100	7/21/03	\$303,600	1430	920	8	1962	3	11750	N	N	6325 125TH PL SE
005	195180	0740	2/9/03	\$338,880	1440	1390	8	1976	3	12318	N	N	6640 131ST AV SE
005	670511	0140	4/23/04	\$355,000	1450	0	8	1986	3	2336	N	N	11410 SE 66TH PL
005	607275	0200	11/3/03	\$366,000	1450	730	8	1966	4	13200	N	N	4729 125TH AV SE
005	607180	0490	10/11/04	\$350,000	1450	660	8	1962	4	8976	N	N	12502 SE 63RD ST
005	607260	0230	8/29/03	\$337,000	1450	1200	8	1974	4	8400	N	N	6721 121ST AV SE
005	607250	0010	10/30/03	\$259,700	1450	0	8	1965	3	8324	N	N	12157 SE 68TH PL
005	670511	0300	9/4/03	\$295,000	1450	0	8	1986	3	2151	N	N	11423 SE 66TH ST
005	607140	0860	10/23/03	\$290,000	1470	600	8	1961	4	10625	N	N	12621 SE 54TH ST
005	607120	0620	7/19/04	\$339,950	1470	0	8	1958	4	8400	N	N	5412 116TH PL SE
005	607220	0190	5/24/04	\$352,000	1470	600	8	1965	4	6831	N	N	6302 129TH AV SE
005	607190	0260	7/21/03	\$320,000	1470	810	8	1962	4	16000	N	N	5628 129TH AV SE
005	607230	0610	12/3/03	\$325,000	1470	600	8	1965	5	8950	N	N	12614 SE 51ST ST
005	403590	0025	10/13/04	\$409,000	1480	1150	8	1962	4	18700	N	N	11638 SE 46TH ST
005	607160	0770	8/12/04	\$305,000	1490	0	8	1962	3	8400	N	N	5652 125TH AV SE
005	334510	0195	7/31/03	\$330,000	1490	1000	8	1978	3	20928	N	N	12012 SE 91ST ST
005	607265	0200	7/2/03	\$302,950	1500	400	8	1966	4	9363	N	N	6593 123RD AV SE
005	322405	9079	7/24/03	\$290,000	1500	0	8	1990	3	18024	N	N	11533 SE 85TH LN
005	607250	0170	1/5/04	\$263,750	1500	0	8	1965	4	7656	N	N	6535 121ST PL SE
005	607230	0690	2/26/03	\$315,000	1500	730	8	1964	4	8125	N	N	4927 127TH PL SE
005	195180	0730	5/4/03	\$255,000	1510	470	8	1973	3	13213	N	N	6648 131ST AV SE
005	607240	0740	9/2/04	\$426,000	1510	750	8	1972	5	9950	N	N	12003 SE 50TH ST
005	607230	0390	8/6/04	\$362,000	1510	1390	8	1965	3	10005	N	N	12622 SE 49TH ST
005	947770	0170	9/23/04	\$312,000	1510	0	8	1972	4	9598	N	N	9104 120TH AV SE
005	607190	0100	5/29/03	\$354,950	1510	710	8	1963	5	8925	N	N	5827 129TH AV SE
005	607190	0200	11/4/03	\$360,000	1520	1160	8	1963	4	16000	N	N	5828 129TH AV SE
005	607323	0170	5/21/04	\$303,500	1520	0	8	1984	3	7607	N	N	11829 SE 68TH PL
005	320520	0360	12/24/03	\$323,000	1520	460	8	1967	4	8400	N	N	12531 SE 73RD ST
005	606790	0140	7/24/03	\$289,950	1520	0	8	1977	4	12315	N	N	11703 SE 67TH PL
005	607276	0640	11/6/03	\$344,000	1530	420	8	1974	4	10730	N	N	4601 121ST AV SE

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Area 64
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	607200	0690	9/11/03	\$310,000	1530	1400	8	1963	4	8400	N	N	6030 121ST AV SE
005	607220	0170	12/23/03	\$353,500	1540	850	8	1966	3	9634	N	N	6004 129TH AV SE
005	221225	0200	7/28/04	\$335,000	1540	0	8	1988	3	6850	N	N	6343 114TH AV SE
005	607240	0540	6/25/04	\$330,500	1540	0	8	1969	5	10944	N	N	5017 120TH AV SE
005	607260	0110	9/22/03	\$315,000	1540	750	8	1966	3	8100	N	N	12110 SE 67TH PL
005	607330	0850	7/1/04	\$350,000	1550	1280	8	1967	5	8683	N	N	7020 125TH AV SE
005	607260	0390	10/28/03	\$324,950	1560	0	8	1973	4	8125	N	N	6718 121ST AV SE
005	386410	0300	9/23/04	\$410,000	1560	800	8	1970	4	9600	Y	N	5752 110TH AV SE
005	195170	0410	3/19/04	\$405,000	1570	1570	8	1967	4	12292	N	N	6424 129TH PL SE
005	947770	0050	8/21/03	\$370,000	1570	780	8	1973	4	9439	N	N	9121 120TH AV SE
005	947770	0140	4/5/04	\$370,000	1570	840	8	1973	4	10413	N	N	12004 SE 92ND ST
005	607120	0030	10/9/03	\$320,000	1580	700	8	1962	4	10016	N	N	11643 SE 58TH ST
005	607265	0010	6/20/03	\$322,000	1590	320	8	1971	4	11005	N	N	6572 123RD AV SE
005	206480	0160	10/15/04	\$359,900	1600	800	8	1977	3	9991	N	N	12716 SE 73RD ST
005	731220	0020	6/11/03	\$299,000	1600	0	8	1983	3	9171	N	N	11401 SE 76TH ST
005	607240	0440	1/7/04	\$358,000	1600	600	8	1972	5	9500	N	N	4976 120TH AV SE
005	206480	1000	3/15/04	\$327,000	1600	860	8	1976	4	9776	N	N	12626 SE 75TH PL
005	607180	0430	8/30/04	\$355,000	1610	0	8	1962	4	9260	N	N	6225 127TH AV SE
005	403610	0165	11/25/03	\$427,000	1610	700	8	1971	4	9100	N	N	11611 SE 48TH ST
005	607276	0760	8/6/03	\$383,000	1610	980	8	1974	4	12900	N	N	4661 121ST AV SE
005	607210	0300	8/18/04	\$321,750	1610	0	8	1972	4	9203	N	N	12523 SE 64TH PL
005	607210	0050	10/25/04	\$350,000	1610	400	8	1972	3	10249	N	N	12522 SE 64TH PL
005	607180	0430	6/20/03	\$304,000	1610	0	8	1962	4	9260	N	N	6225 127TH AV SE
005	607210	0820	7/15/03	\$339,950	1610	900	8	1973	4	12300	N	N	6567 125TH AV SE
005	206480	0700	9/11/03	\$329,900	1610	800	8	1977	3	7000	N	N	12522 SE 75TH PL
005	607210	0020	8/29/03	\$325,000	1610	400	8	1973	3	8695	N	N	12500 SE 64TH PL
005	195181	0360	7/15/03	\$297,000	1620	1340	8	1974	4	9375	N	N	12641 SE 68TH PL
005	606791	0120	2/6/04	\$375,000	1630	600	8	1978	5	20083	N	N	6606 119TH AV SE
005	606791	0030	5/21/04	\$340,000	1630	880	8	1978	4	11880	N	N	6646 119TH AV SE
005	403610	0130	1/11/04	\$307,000	1650	0	8	1957	4	11445	Y	N	4718 116TH AV SE
005	195181	0410	8/9/04	\$300,000	1650	540	8	1975	3	9395	N	N	12719 SE 68TH PL

Improved Sales Used in this Annual Update Analysis
Area 64
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	607323	0020	3/17/03	\$300,000	1660	0	8	1985	4	7088	N	N	6810 119TH PL SE
005	607275	0010	7/11/03	\$358,000	1660	1590	8	1967	5	8511	N	N	4728 125TH AV SE
005	607230	0600	4/2/03	\$275,000	1660	0	8	1964	4	10964	N	N	12615 SE 51ST ST
005	607190	0130	3/23/04	\$325,000	1670	0	8	1962	4	10050	N	N	5918 128TH AV SE
005	403550	0015	6/16/04	\$378,000	1680	1680	8	1955	4	12464	N	N	4616 119TH AV SE
005	334330	0965	12/1/03	\$372,000	1680	1200	8	1961	4	9398	Y	N	6604 LAKE WASHINGTON BL SE
005	607276	0250	8/20/03	\$349,950	1680	820	8	1975	4	11250	N	N	4622 123RD AV SE
005	195180	0020	1/14/04	\$314,000	1680	600	8	1976	4	7855	N	N	6452 131ST AV SE
005	607276	0040	8/19/03	\$306,500	1680	0	8	1974	4	9615	N	N	12221 SE 47TH PL
005	607210	0860	8/25/04	\$370,000	1700	350	8	1973	3	10650	N	N	12507 SE 67TH ST
005	670510	0450	12/22/03	\$342,500	1700	0	8	1986	3	2482	N	N	6607 114TH AV SE
005	195170	0200	11/17/04	\$350,000	1710	0	8	1967	4	8900	N	N	6440 129TH AV SE
005	947774	0110	8/21/04	\$349,900	1710	0	8	1985	3	15000	N	N	9122 122ND PL SE
005	607240	0640	3/2/04	\$409,848	1720	1480	8	1971	4	10050	N	N	12021 SE 51ST ST
005	607330	0270	1/14/03	\$263,000	1720	0	8	1968	3	7323	N	N	12575 SE 72ND ST
005	606791	0430	2/20/04	\$329,450	1730	440	8	1978	4	7840	N	N	11823 SE 66TH ST
005	607230	0480	12/22/03	\$390,000	1740	1400	8	1967	3	9900	N	N	5020 127TH PL SE
005	607220	0450	12/29/03	\$370,000	1740	960	8	1965	4	13264	N	N	6303 129TH AV SE
005	607230	0480	11/13/03	\$340,000	1740	1400	8	1967	3	9900	N	N	5020 127TH PL SE
005	607170	0200	6/21/04	\$402,000	1760	1000	8	1962	4	8400	N	N	12624 SE 61ST ST
005	607323	0250	7/22/04	\$310,000	1760	0	8	1985	3	8265	N	N	11718 SE 68TH PL
005	638893	0440	8/20/04	\$432,000	1780	940	8	1993	3	7700	Y	N	8509 126TH PL SE
005	403550	0005	12/11/03	\$259,950	1790	0	8	1963	4	12790	N	N	4602 119TH AV SE
005	403590	0145	7/23/04	\$338,700	1790	0	8	1955	4	15250	N	N	4603 118TH AV SE
005	607323	0110	10/17/03	\$279,950	1800	0	8	1985	3	5480	N	N	6802 119TH AV SE
005	607330	0540	7/22/04	\$332,000	1810	0	8	1967	4	7686	N	N	12533 SE 70TH ST
005	947772	0270	7/26/04	\$360,000	1810	0	8	1975	5	21502	N	N	11815 SE 93RD ST
005	606791	0010	4/8/04	\$310,500	1820	0	8	1978	3	10500	N	N	6673 119TH PL SE
005	334330	0957	6/9/03	\$379,000	1840	1490	8	2004	3	10455	Y	N	6621 LAKE WASHINGTON BL SE
005	607120	0070	8/29/03	\$319,000	1840	0	8	1963	4	15770	N	N	5811 116TH AV SE
005	322405	9077	3/25/03	\$465,000	1850	0	8	1979	4	66646	N	N	8105 116TH AV SE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	195170	0310	11/3/03	\$330,000	1850	0	8	1968	3	7500	N	N	6445 129TH PL SE
005	505650	0150	7/15/04	\$327,000	1850	0	8	1966	4	11293	N	N	12211 SE 65TH PL
005	334510	0185	12/2/04	\$452,500	1850	580	8	1979	5	60300	N	N	11815 SE 89TH ST
005	670512	0310	6/3/03	\$339,000	1860	0	8	1986	3	2526	N	N	6727 113TH PL SE
005	670510	0150	11/10/04	\$337,000	1860	0	8	1986	3	2526	N	N	6515 113TH PL SE
005	607100	0255	10/23/03	\$309,500	1860	0	8	1959	4	9744	N	N	11602 SE 49TH ST
005	670512	0420	7/10/03	\$298,000	1870	0	8	1986	3	2252	N	N	11425 SE 67TH PL
005	638891	0040	10/6/04	\$419,800	1870	580	8	1990	3	7051	N	N	7914 127TH AV SE
005	670512	0470	8/3/04	\$347,000	1870	0	8	1986	3	2829	N	N	6646 114TH AV SE
005	670511	0090	3/5/03	\$340,000	1870	0	8	1986	3	2194	N	N	6521 115TH PL SE
005	670512	0420	1/13/04	\$340,000	1870	0	8	1986	3	2252	N	N	11425 SE 67TH PL
005	670511	0040	6/16/03	\$335,000	1870	0	8	1986	3	2699	N	N	11407 SE 65TH ST
005	670512	0070	11/17/04	\$340,000	1871	0	8	1986	3	2204	N	N	6649 114TH AV SE
005	195180	0540	10/22/03	\$310,000	1880	0	8	1972	4	7300	N	N	12920 SE 69TH PL
005	505650	0040	8/25/03	\$280,000	1880	0	8	1967	4	11005	N	N	6516 123RD AV SE
005	607200	0940	3/4/03	\$298,000	1890	0	8	1963	4	8400	N	N	6217 121ST AV SE
005	411381	0350	3/4/04	\$369,900	1900	0	8	1992	3	9847	N	N	12147 SE 74TH CT
005	195180	0410	5/21/03	\$292,000	1900	0	8	1969	4	7500	N	N	12921 SE 68TH ST
005	386400	0110	12/15/04	\$425,320	1910	520	8	1963	4	11100	N	N	5823 111TH PL SE
005	713550	0410	6/9/03	\$405,000	1910	1030	8	1988	3	11672	Y	N	7501 135TH AV SE
005	607240	0580	5/20/04	\$370,000	1920	0	8	1984	4	10812	N	N	5117 120TH AV SE
005	195180	0440	1/14/03	\$293,500	1930	0	8	1969	2	7509	N	N	6813 131ST AV SE
005	607324	0050	12/9/03	\$350,000	1930	400	8	1986	3	11851	N	N	6927 119TH PL SE
005	638890	0920	7/9/03	\$410,500	1940	1560	8	1989	3	17491	N	N	8508 129TH PL SE
005	858910	0040	7/22/03	\$372,000	1960	510	8	1989	3	9778	N	N	7912 115TH AV SE
005	207850	0150	5/12/04	\$371,000	1960	0	8	1996	3	7737	N	N	8316 121ST AV SE
005	411381	0330	1/26/04	\$360,000	1960	0	8	1992	3	11294	N	N	12140 SE 74TH CT
005	670512	0060	8/27/04	\$405,000	1963	0	8	1986	3	2526	N	N	6647 114TH AV SE
005	670512	0060	3/1/04	\$345,000	1963	0	8	1986	3	2526	N	N	6647 114TH AV SE
005	195180	0340	8/12/04	\$320,000	1970	0	8	1973	3	8950	N	N	6823 129TH PL SE
005	606791	0320	1/17/03	\$350,000	1970	450	8	1978	3	10072	N	N	11827 SE 65TH ST

Improved Sales Used in this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	770800	0080	11/13/03	\$368,000	1980	0	8	1991	3	11466	N	N	11403 SE 80TH ST
005	607120	0370	3/14/03	\$332,000	2000	0	8	1959	4	9429	N	N	5644 117TH AV SE
005	411381	0070	5/12/03	\$372,000	2000	0	8	1993	3	17458	N	N	12150 SE 76TH CT
005	606790	0170	3/25/04	\$320,000	2000	0	8	1977	3	8140	N	N	11805 SE 67TH PL
005	638890	1320	10/12/04	\$420,000	2040	0	8	1988	3	25376	N	N	8443 129TH PL SE
005	638890	1090	12/2/03	\$391,500	2040	1020	8	1988	3	9318	Y	N	8308 128TH AV SE
005	638890	0280	6/18/04	\$412,750	2050	0	8	1989	3	10098	Y	N	7915 129TH PL SE
005	638890	0380	6/29/04	\$384,000	2050	0	8	1988	3	8414	Y	N	12802 SE 80TH WY
005	505650	0300	3/24/04	\$300,700	2050	0	8	1967	3	7748	N	N	12210 SE 65TH ST
005	411381	0100	9/3/04	\$405,520	2070	0	8	1993	3	7617	N	N	12155 SE 76TH CT
005	638891	0130	10/7/03	\$459,950	2090	0	8	1989	3	12672	Y	N	12632 SE 79TH CT
005	207850	0080	2/11/04	\$365,000	2090	0	8	1997	3	16324	N	N	8215 121ST AV SE
005	607290	0100	6/17/04	\$415,000	2110	0	8	1986	3	6958	N	N	6214 113TH PL SE
005	221225	0160	8/23/04	\$396,000	2110	0	8	1988	3	6000	N	N	6327 114TH AV SE
005	638893	0250	10/9/03	\$380,000	2124	0	8	1994	3	8160	Y	N	8428 126TH PL SE
005	638893	0260	7/15/03	\$348,000	2130	0	8	1993	3	7800	N	N	8500 126TH PL SE
005	334570	0237	1/30/03	\$312,000	2130	0	8	2002	3	6377	N	N	3612 LINCOLN CT NE
005	607210	0370	8/22/03	\$310,000	2140	0	8	1972	4	8400	N	N	6517 127TH AV SE
005	207850	0030	4/28/03	\$410,000	2160	0	8	1996	3	8379	N	N	8013 119TH AV SE
005	607290	0060	6/25/03	\$358,500	2160	0	8	1985	3	8716	N	N	6234 113TH PL SE
005	411381	0280	7/30/03	\$384,000	2190	0	8	1993	3	17731	N	N	7514 122ND PL SE
005	607140	0170	9/30/03	\$326,000	2190	0	8	1961	5	9100	N	N	12512 SE 52ND ST
005	411381	0340	6/24/04	\$370,000	2200	0	8	1992	3	12049	N	N	12143 SE 74TH CT
005	607190	0010	3/25/04	\$384,000	2210	0	8	1962	4	9150	N	N	5603 129TH AV SE
005	505650	0140	2/14/03	\$345,000	2210	0	8	1966	4	9450	N	N	12219 SE 65TH PL
005	320480	0200	5/3/04	\$385,000	2220	950	8	1960	4	10574	N	N	12001 SE 73RD PL
005	607210	0070	11/6/03	\$375,000	2230	0	8	1972	4	9954	N	N	6330 126TH AV SE
005	410490	0640	3/7/03	\$387,500	2230	0	8	1990	3	11896	N	N	7916 119TH CT SE
005	607190	0150	7/12/04	\$349,950	2240	0	8	1962	4	14700	N	N	5902 128TH AV SE
005	770800	0060	11/19/04	\$400,000	2260	0	8	1989	3	11550	N	N	11417 SE 80TH ST
005	638893	0290	6/13/03	\$385,000	2260	0	8	1996	3	8788	N	N	8524 126TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 64
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	770800	0050	2/28/03	\$348,000	2260	0	8	1989	3	11550	N	N	11425 SE 80TH ST
005	770800	0050	2/27/03	\$348,000	2260	0	8	1989	3	11550	N	N	11425 SE 80TH ST
005	607140	0750	7/25/03	\$388,000	2270	0	8	1960	4	8460	N	N	5414 125TH AV SE
005	638890	0670	7/20/04	\$407,000	2270	1210	8	1988	3	7700	Y	N	8422 128TH AV SE
005	411381	0410	11/10/03	\$375,000	2270	0	8	1994	3	29668	N	N	12128 SE 75TH PL
005	761700	0050	2/23/04	\$446,000	2270	970	8	2003	3	5180	N	N	11930 SE 73RD PL
005	195180	0170	10/23/04	\$439,000	2280	1120	8	1973	3	13100	N	N	6612 129TH PL SE
005	029100	0040	3/20/03	\$378,500	2280	0	8	1993	3	7344	N	N	6918 115TH PL SE
005	607250	0530	6/18/04	\$327,000	2290	0	8	1966	4	8194	N	N	6860 123RD AV SE
005	638891	0350	4/10/03	\$353,950	2300	210	8	1989	3	15737	N	N	12522 SE 78TH CT
005	638890	0700	4/7/03	\$370,000	2330	1210	8	1988	3	8583	Y	N	8404 128TH AV SE
005	638890	0730	5/5/03	\$325,000	2360	0	8	1988	3	11425	Y	N	8425 129TH AV SE
005	638890	0730	6/24/04	\$380,000	2360	0	8	1988	3	11425	Y	N	8425 129TH AV SE
005	638891	0590	4/9/03	\$360,000	2360	0	8	1989	3	8133	N	N	8003 127TH AV SE
005	334330	0081	4/13/04	\$417,500	2360	0	8	1976	5	85947	Y	N	7315 116TH AV SE
005	638891	0630	5/7/04	\$450,000	2370	0	8	1989	3	9496	N	N	8115 127TH AV SE
005	638890	0400	4/28/04	\$425,000	2370	0	8	1989	3	8128	N	N	8001 128TH AV SE
005	638891	0600	6/6/03	\$379,950	2370	0	8	1989	3	9281	N	N	8007 127TH AV SE
005	638891	0610	6/7/03	\$370,000	2370	0	8	1989	3	6898	N	N	8011 127TH AV SE
005	638893	0420	5/29/03	\$398,000	2380	0	8	1995	3	19860	Y	N	8525 126TH PL SE
005	410491	0020	12/15/03	\$359,500	2400	0	8	1996	3	21897	N	N	12223 SE 80TH WY
005	607230	0080	9/18/03	\$389,900	2400	0	8	1964	4	8050	N	N	4943 126TH AV SE
005	607272	0010	11/12/03	\$405,000	2400	0	8	1991	3	7465	N	N	7605 114TH CT SE
005	713551	0390	9/22/04	\$480,000	2410	0	8	1987	3	22783	N	N	13800 SE 79TH DR
005	607180	0900	3/17/04	\$360,000	2420	0	8	1962	4	8500	N	N	6302 126TH AV SE
005	607180	0470	9/8/03	\$365,000	2430	0	8	1962	4	9476	N	N	12600 SE 63RD ST
005	638893	0560	4/30/04	\$430,000	2440	0	8	1994	3	8727	Y	N	8407 126TH PL SE
005	638526	0060	3/9/04	\$450,000	2440	0	8	1996	3	8639	Y	N	7023 135TH PL SE
005	713550	0390	5/24/03	\$370,000	2440	0	8	1985	3	9104	N	N	13504 SE 75TH ST
005	638893	0670	10/3/03	\$404,000	2450	0	8	1996	3	15542	N	N	8237 126TH PL SE
005	334330	0181	4/10/03	\$425,000	2450	0	8	1998	3	7063	N	N	11410 SE 77TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	607276	0800	10/8/03	\$325,000	2450	0	8	1974	4	6200	N	N	12122 SE 47TH PL
005	334510	0143	3/17/03	\$339,000	2490	0	8	1962	5	16376	N	N	8821 116TH AV SE
005	334570	0188	2/18/03	\$399,000	2530	430	8	2002	3	4593	N	N	3717 LINCOLN CT NE
005	410490	0030	2/11/03	\$385,000	2530	0	8	1989	3	9531	N	N	11624 SE 80TH ST
005	334570	0190	2/21/03	\$410,000	2530	430	8	2002	3	4554	N	N	3711 LINCOLN CT NE
005	607160	0010	9/11/03	\$370,000	2540	0	8	1961	4	10490	N	N	5602 126TH AV SE
005	607200	0190	2/7/03	\$315,000	2570	0	8	1964	4	8487	N	N	12119 SE 63RD PL
005	607275	0190	6/17/03	\$387,500	2580	0	8	1967	4	13200	N	N	4721 125TH AV SE
005	334630	0414	9/5/03	\$306,200	2590	0	8	1977	3	13083	N	N	11805 SE 87TH ST
005	195170	0630	2/11/04	\$379,000	2590	0	8	1968	3	7898	N	N	12838 SE 67TH ST
005	638893	0590	8/30/04	\$455,000	2630	0	8	1995	3	19825	Y	N	8339 126TH PL SE
005	638893	0680	6/4/04	\$441,000	2640	0	8	1996	3	15044	N	N	8231 126TH PL SE
005	947770	0070	8/27/04	\$330,000	2640	0	8	1972	3	9681	N	N	11902 SE 92ND ST
005	947770	0130	5/23/03	\$326,000	2640	0	8	1972	4	9690	N	N	12008 SE 92ND ST
005	410490	0100	2/18/04	\$416,000	2680	0	8	1990	3	8122	N	N	7817 118TH AV SE
005	207850	0140	2/20/03	\$420,000	2730	0	8	1997	3	10554	N	N	8333 121ST AV SE
005	638891	0060	6/29/04	\$419,950	2780	0	8	1989	3	9438	Y	N	7904 127TH AV SE
005	638525	0070	3/18/03	\$398,000	2800	0	8	1989	3	16197	N	N	7208 135TH PL SE
005	607265	0230	3/31/03	\$343,000	2800	0	8	1965	3	7495	N	N	6524 122ND PL SE
005	505650	0270	8/26/03	\$338,000	2810	0	8	1966	4	12821	N	N	12205 SE 65TH ST
005	607275	0080	10/10/03	\$398,900	2890	0	8	1967	4	37546	N	N	12530 SE 47TH PL
005	607190	0060	4/7/03	\$339,000	2930	0	8	1963	4	8400	N	N	5643 129TH AV SE
005	638891	0390	10/21/04	\$465,000	3020	0	8	1989	3	8809	N	N	12516 SE 80TH WY
005	410490	0150	11/4/04	\$385,000	3060	0	8	1989	3	8862	N	N	11709 SE 78TH CT
005	606790	0490	4/23/04	\$377,500	3170	0	8	1978	3	8908	N	N	6520 117TH PL SE
005	607240	0030	4/28/03	\$385,000	3170	0	8	1974	4	11600	N	N	5038 123RD AV SE
005	386400	0010	3/12/04	\$432,500	1260	1170	9	1984	4	10800	Y	N	5801 LAKE WASHINGTON BL SE
005	323900	0220	11/3/04	\$490,000	1420	1330	9	1982	3	14461	Y	N	11209 SE 76TH CT
005	386400	0160	3/17/04	\$430,000	1480	1370	9	1975	4	9600	Y	N	5731 111TH AV SE
005	386400	0270	9/23/03	\$375,000	1520	1440	9	1965	4	10946	N	N	11171 SE 59TH ST
005	410491	0170	6/21/04	\$479,000	1660	920	9	1996	3	16783	Y	N	12232 SE 80TH WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	410491	0170	8/13/03	\$431,000	1660	920	9	1996	3	16783	Y	N	12232 SE 80TH WY
005	607100	0100	12/2/03	\$457,500	1760	1440	9	1963	4	10463	Y	N	4914 116TH PL SE
005	410491	0200	11/7/03	\$511,000	1770	1720	9	1995	3	14754	Y	N	12214 SE 80TH WY
005	202405	9098	7/24/03	\$386,000	1790	850	9	1974	4	14700	N	N	5810 LAKE WASHINGTON BL SE
005	638893	0360	3/21/03	\$445,500	1820	1520	9	1997	3	13675	Y	N	12725 SE 86TH PL
005	618750	0080	7/30/04	\$499,000	1840	620	9	1991	3	7239	N	N	11327 SE 60TH CT
005	334510	0063	5/24/04	\$358,000	1880	0	9	1977	5	21842	N	N	3423 LINCOLN DR NE
005	386410	0250	5/3/04	\$466,500	1960	1250	9	1969	4	9542	Y	N	5715 111TH AV SE
005	386410	0280	4/25/03	\$380,000	2000	1000	9	1981	4	9564	Y	N	5736 110TH AV SE
005	552540	0610	12/16/04	\$410,000	2010	0	9	1990	3	9516	N	N	8426 135TH AV SE
005	334570	0162	5/25/04	\$399,000	2010	0	9	2004	3	9600	N	N	2011 NE 40TH ST
005	334570	0163	8/24/04	\$445,000	2010	1000	9	2004	3	11400	N	N	2005 NE 40TH ST
005	638890	1210	1/13/04	\$379,000	2080	0	9	1987	3	9691	N	N	8103 129TH PL SE
005	630800	0240	4/27/04	\$459,950	2090	0	9	1999	3	4013	N	N	6678 127TH PL SE
005	552540	0160	2/6/04	\$378,500	2090	0	9	1989	3	9016	N	N	13430 SE 85TH ST
005	552540	0160	6/16/03	\$355,000	2090	0	9	1989	3	9016	N	N	13430 SE 85TH ST
005	199960	0180	7/19/04	\$440,000	2110	0	9	1989	3	7435	N	N	6018 118TH AV SE
005	630800	0250	10/19/04	\$459,000	2120	0	9	1999	3	4200	N	N	6680 127TH PL SE
005	630800	0190	10/5/04	\$455,000	2120	0	9	1999	3	5674	N	N	6702 127TH PL SE
005	411381	0250	11/20/03	\$374,950	2130	0	9	1995	3	13473	N	N	7616 122ND PL SE
005	552540	0110	4/27/04	\$363,000	2140	0	9	1988	3	8449	N	N	8443 135TH AV SE
005	411381	0140	3/5/03	\$365,000	2150	0	9	1993	3	7079	N	N	12160 SE 77TH PL
005	936090	0190	2/18/04	\$452,500	2190	790	9	1998	3	14286	N	N	8713 113TH AV SE
005	323900	0120	12/30/03	\$523,000	2210	0	9	1989	3	14062	Y	N	7626 111TH PL SE
005	638892	0330	4/25/03	\$445,000	2210	850	9	1991	3	20322	Y	N	8202 127TH PL SE
005	410491	0030	4/1/04	\$390,000	2210	0	9	1994	3	14886	N	N	12219 SE 80TH WY
005	761700	0030	11/20/03	\$439,950	2220	1230	9	2003	3	4692	N	N	11902 SE 73RD PL
005	936090	0180	9/16/03	\$460,000	2250	710	9	1997	3	8754	N	N	8717 113TH AV SE
005	638893	0500	3/27/03	\$412,000	2270	0	9	1997	3	72051	Y	N	12601 SE 85TH PL
005	713552	1570	8/15/03	\$405,000	2280	0	9	1989	3	7369	N	N	14611 SE 79TH DR
005	630800	0340	4/23/03	\$418,000	2289	0	9	2000	3	3951	N	N	6602 127TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	630800	0210	4/21/04	\$470,000	2290	0	9	1999	3	3776	N	N	6672 127TH PL SE
005	630800	0120	9/12/03	\$437,500	2290	0	9	1999	3	6462	N	N	6701 127TH PL SE
005	630800	0350	6/25/03	\$410,000	2290	0	9	1999	3	4560	N	N	6592 127TH PL SE
005	630800	0020	3/13/03	\$400,000	2290	0	9	2001	3	4203	N	N	6535 127TH PL SE
005	199960	0060	4/18/03	\$395,000	2290	0	9	1990	3	7559	N	N	11633 SE 61ST PL
005	552540	0020	9/15/04	\$425,000	2300	0	9	1988	3	9024	N	N	13424 SE 84TH CT
005	638891	0340	10/21/03	\$380,990	2300	0	9	1989	3	8843	N	N	12608 SE 78TH PL
005	411381	0190	9/8/04	\$420,000	2300	0	9	1994	3	6066	N	N	12157 SE 77TH PL
005	552540	0230	2/17/04	\$390,000	2300	0	9	1988	3	27110	N	N	13423 SE 85TH ST
005	552540	0350	8/5/04	\$405,000	2310	0	9	1989	3	6813	N	N	8558 135TH AV SE
005	713552	1640	4/26/04	\$465,500	2320	0	9	1990	3	8563	N	N	14634 SE 82ND ST
005	957807	0010	12/4/03	\$429,950	2320	0	9	2003	3	6973	N	N	11560 SE 85TH ST
005	607080	0050	6/23/04	\$464,950	2330	0	9	1997	3	9160	N	N	6278 119TH PL SE
005	410491	0010	3/24/04	\$430,000	2330	0	9	1996	3	17226	N	N	12235 SE 80TH WY
005	552540	0220	10/13/03	\$378,000	2360	0	9	1989	3	6933	N	N	13419 SE 85TH ST
005	411380	0410	7/7/04	\$463,900	2370	0	9	1993	3	11172	Y	N	12020 SE 76TH ST
005	199960	0050	11/18/04	\$460,000	2380	0	9	1990	3	8109	N	N	11625 SE 61ST PL
005	199960	0500	7/10/03	\$429,950	2380	0	9	1989	3	7508	N	N	11614 SE 61ST PL
005	552540	0750	4/28/03	\$369,225	2380	0	9	1990	3	7707	N	N	8541 136TH AV SE
005	607080	0090	8/14/03	\$440,000	2390	0	9	1997	3	7448	N	N	6200 119TH PL SE
005	199960	0460	5/15/03	\$415,000	2390	0	9	1990	3	7891	N	N	11630 SE 61ST PL
005	411380	0270	1/10/03	\$482,000	2390	800	9	1997	3	14504	N	N	7642 120TH PL SE
005	606771	0060	4/21/04	\$453,000	2400	0	9	2003	3	5125	N	N	7105 119TH CT SE
005	606771	0050	5/10/04	\$436,000	2400	0	9	2003	3	4226	N	N	7103 119TH CT SE
005	638892	0070	7/22/03	\$424,950	2400	0	9	1990	3	14210	Y	N	8401 127TH AV SE
005	606771	0070	5/21/04	\$434,999	2410	0	9	2003	3	4611	N	N	7109 119TH CT SE
005	320495	0060	9/17/03	\$427,000	2410	0	9	1999	3	15807	N	N	11630 SE 76TH CT
005	607080	0150	5/29/03	\$450,000	2420	0	9	1997	3	9275	N	N	6295 119TH PL SE
005	410490	0280	12/26/03	\$397,000	2420	0	9	1990	3	8090	N	N	11802 SE 78TH ST
005	410490	0280	6/26/03	\$375,000	2420	0	9	1990	3	8090	N	N	11802 SE 78TH ST
005	411380	0340	1/31/03	\$390,000	2420	0	9	1994	3	9257	N	N	12041 SE 76TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	607080	0030	6/2/03	\$434,000	2430	0	9	1997	3	9156	N	N	6302 119TH PL SE
005	638893	0840	10/14/04	\$470,000	2436	0	9	1999	3	6500	N	N	8009 SE 126TH ST
005	638890	0590	9/15/03	\$420,000	2440	0	9	1987	3	13467	Y	N	8451 128TH AV SE
005	411380	0550	9/5/03	\$442,500	2440	0	9	1991	3	7322	N	N	7437 121ST AV SE
005	410491	0050	4/7/03	\$410,000	2440	0	9	1994	3	9103	N	N	8008 122ND AV SE
005	411380	0730	11/12/03	\$435,000	2450	0	9	1992	3	18934	N	N	7631 117TH CT SE
005	713552	1210	9/13/04	\$540,000	2460	0	9	1989	3	11477	N	N	14508 SE 79TH DR
005	410490	0440	11/24/04	\$483,950	2460	0	9	1990	3	10995	N	N	11919 SE 78TH ST
005	410490	0480	4/19/04	\$419,000	2460	0	9	1990	3	7455	N	N	11817 SE 78TH ST
005	410490	0290	2/28/03	\$419,950	2460	0	9	1990	3	8230	N	N	11810 SE 78TH ST
005	713552	1210	6/25/03	\$445,000	2460	0	9	1989	3	11477	N	N	14508 SE 79TH DR
005	761700	0040	12/22/03	\$415,000	2460	960	9	2003	3	4502	N	N	11910 SE 73RD PL
005	156400	0190	9/17/04	\$594,950	2470	820	9	2001	3	7153	N	N	7500 138TH AV SE
005	156400	0370	9/28/04	\$579,950	2470	980	9	2003	3	9505	N	N	13828 SE 76TH CT
005	607100	0120	10/28/03	\$648,000	2480	1050	9	1995	3	9831	Y	N	5011 116TH AV SE
005	607080	0060	6/8/04	\$474,900	2490	0	9	1997	3	9379	N	N	6250 119TH PL SE
005	156400	0180	6/16/04	\$610,000	2490	760	9	2001	3	9700	N	N	7418 138TH AV SE
005	607080	0100	2/26/03	\$450,000	2520	0	9	1997	3	7620	N	N	6201 119TH PL SE
005	139900	0040	7/2/04	\$513,000	2520	0	9	2003	3	5000	Y	N	7129 114TH AV SE
005	411380	0050	12/22/03	\$432,000	2520	0	9	1990	3	10681	N	N	11701 SE 77TH PL
005	199960	0200	12/16/03	\$408,000	2520	0	9	1990	3	8403	N	N	6010 118TH AV SE
005	713552	1990	7/29/04	\$490,200	2540	0	9	1995	3	12522	Y	N	8005 144TH AV SE
005	638893	0310	3/20/03	\$440,000	2540	0	9	1997	3	16192	Y	N	12718 85TH PL SE
005	156400	0680	11/12/03	\$477,000	2540	0	9	2003	3	10774	N	N	7713 138TH AV SE
005	156400	0720	3/3/04	\$477,800	2540	0	9	2003	3	8526	N	N	7545 137TH AV SE
005	713552	1560	3/22/04	\$472,000	2550	0	9	1989	3	7114	N	N	14603 SE 79TH DR
005	618750	0050	5/26/03	\$399,900	2550	0	9	1992	3	10197	N	N	11318 SE 60TH CT
005	936090	0150	10/2/03	\$445,000	2560	0	9	1997	3	10270	N	N	8710 113TH PL SE
005	607081	0200	5/19/03	\$445,000	2560	0	9	1998	3	7451	N	N	6210 118TH AV SE
005	713552	1370	11/12/03	\$505,000	2570	840	9	1989	3	8301	N	N	7959 145TH AV SE
005	681802	0080	1/6/04	\$430,000	2580	0	9	1998	3	7319	N	N	8104 118TH CT SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	139900	0010	12/2/03	\$529,950	2590	0	9	2003	3	6864	Y	N	7145 114TH AV SE
005	139900	0090	1/28/04	\$520,000	2600	0	9	2003	3	7334	N	N	11311 SE 71ST PL
005	795430	0230	8/5/04	\$458,000	2610	0	9	2000	3	6271	N	N	2108 NE 33RD PL
005	795431	0380	6/25/04	\$452,000	2610	0	9	2001	3	5480	N	N	3506 LINCOLN AV NE
005	795431	0180	7/14/04	\$448,000	2610	0	9	2001	3	5188	N	N	3303 LINCOLN AV NE
005	795431	0160	5/15/03	\$424,995	2610	0	9	2001	3	11525	N	N	3311 LINCOLN AV NE
005	795431	0140	7/20/03	\$415,000	2610	0	9	2001	3	9161	N	N	3321 LINCOLN AV NE
005	139900	0070	9/22/03	\$515,000	2620	0	9	2003	3	6093	N	N	7109 114TH AV SE
005	795430	0420	3/23/04	\$444,000	2620	0	9	2000	3	6515	N	N	3319 MONTEREY CT NE
005	713552	1220	9/10/03	\$415,000	2620	0	9	1989	3	9248	N	N	14500 SE 79TH DR
005	795430	0450	7/9/03	\$421,000	2630	0	9	2000	3	5775	N	N	3307 MONTEREY CT NE
005	552540	0510	6/9/04	\$423,000	2640	0	9	1990	3	8822	N	N	13536 SE 83RD ST
005	713552	2030	1/22/04	\$575,000	2640	0	9	1994	3	14377	Y	N	8101 144TH AV SE
005	411380	0020	4/6/04	\$418,000	2640	0	9	1990	3	8400	N	N	11607 SE 77TH PL
005	199960	0120	2/27/03	\$420,000	2640	0	9	1990	3	8373	N	N	6050 118TH AV SE
005	139900	0080	5/17/04	\$453,500	2650	0	9	2003	3	5000	N	N	7103 114TH AV SE
005	638893	0830	10/7/04	\$467,500	2660	0	9	1998	3	6500	N	N	8013 126TH PL SE
005	618750	0150	7/20/04	\$461,000	2660	0	9	1990	3	10059	N	N	6052 113TH PL SE
005	638893	0030	7/21/03	\$435,000	2660	0	9	1998	3	7000	N	N	8020 SE 126TH ST
005	139900	0050	7/18/03	\$519,950	2660	0	9	2003	3	6552	Y	N	7121 114TH AV SE
005	139900	0120	6/14/04	\$450,000	2660	0	9	2003	3	5267	N	N	11322 SE 71ST PL
005	156400	0660	4/23/03	\$472,000	2670	0	9	2002	3	6320	N	N	13715 SE 78TH PL
005	541535	0050	3/17/03	\$489,950	2680	0	9	1992	3	9252	N	N	14447 SE 78TH WY
005	156400	0560	6/17/04	\$547,000	2690	0	9	2003	3	5874	Y	N	13826 SE 78TH PL
005	713552	1730	6/6/03	\$477,500	2690	0	9	1995	3	10703	N	N	8231 147TH AV SE
005	156400	0390	6/26/03	\$462,950	2690	0	9	2003	3	6881	N	N	13825 SE 76TH CT
005	320495	0010	5/25/04	\$474,500	2700	0	9	1998	3	11136	N	N	11612 SE 76TH CT
005	957807	0040	10/20/03	\$472,950	2700	0	9	2003	3	6009	N	N	11548 SE 85TH ST
005	957807	0060	7/27/04	\$472,950	2700	0	9	2003	3	6009	N	N	11532 SE 85TH ST
005	957807	0070	5/28/04	\$472,950	2700	0	9	2003	3	6009	N	N	11524 SE 85TH ST
005	957807	0020	11/17/03	\$469,950	2700	0	9	2003	3	6009	N	N	1156 SE 85TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	936090	0050	11/3/04	\$482,500	2710	0	9	1997	3	8680	N	N	11310 SE 86TH PL
005	795430	0210	6/10/03	\$451,000	2710	0	9	2000	3	6504	N	N	3321 ABERDEEN AV NE
005	156400	0780	9/14/04	\$559,800	2720	0	9	2003	3	11389	N	N	7826 136TH AV SE
005	713552	1280	8/16/04	\$480,150	2720	0	9	1990	3	8155	N	N	14220 SE 79TH DR
005	607081	0260	6/19/03	\$467,500	2720	0	9	1999	3	9925	N	N	11842 SE 62ND ST
005	681802	0130	2/19/03	\$435,000	2730	0	9	1998	3	6847	N	N	8010 118TH CT SE
005	411380	0460	6/18/03	\$432,000	2730	0	9	1996	3	10386	Y	N	7504 120TH PL SE
005	795431	0410	9/27/04	\$399,995	2750	0	9	2001	3	5000	N	N	1913 NE 35TH PL
005	139900	0100	12/15/03	\$569,950	2750	940	9	2003	3	10500	N	N	11308 SE 71ST PL
005	606771	0080	5/4/04	\$439,950	2750	0	9	2003	3	4541	N	N	7117 119TH CT SE
005	326035	0120	10/2/03	\$485,000	2750	0	9	2003	3	5601	N	N	8921 139TH AV SE
005	156400	0260	6/11/03	\$459,000	2750	0	9	2002	3	5974	N	N	7525 138TH PL SE
005	552540	0720	9/30/04	\$465,000	2760	0	9	1989	3	9970	N	N	8523 136TH AV SE
005	713552	1290	12/8/03	\$467,000	2760	0	9	1990	3	8977	N	N	14212 SE 79TH DR
005	957807	0030	8/18/03	\$476,500	2760	0	9	2003	3	6009	N	N	11552 SE 85TH ST
005	957807	0080	2/10/04	\$474,950	2760	0	9	2003	3	6009	N	N	11516 SE 85TH ST
005	323900	0290	2/25/04	\$475,000	2760	0	9	1984	3	10439	Y	N	11215 SE 77TH PL
005	326035	0060	10/3/03	\$496,445	2760	0	9	2003	3	5561	N	N	8823 139TH AV SE
005	320495	0120	3/24/03	\$415,000	2760	0	9	1999	3	6850	N	N	11637 SE 76TH CT
005	541535	0410	4/4/03	\$505,000	2770	0	9	1990	3	8969	N	N	14303 SE 77TH CT
005	139900	0110	12/11/03	\$474,950	2780	0	9	2003	3	4173	N	N	11316 SE 71ST PL
005	761700	0020	5/5/03	\$438,000	2780	0	9	2002	3	8005	N	N	11922 SE 73RD PL
005	139900	0020	7/25/03	\$509,950	2790	0	9	2003	3	5390	Y	N	7137 114TH AV SE
005	334330	1403	2/3/04	\$404,500	2790	0	9	1988	3	14292	N	N	5959 LAKE WASHINGTON BL SE
005	541535	0800	2/3/04	\$535,000	2800	0	9	1992	3	10834	N	N	7936 148TH AV SE
005	334330	1370	9/3/03	\$468,950	2800	0	9	2003	3	8000	N	N	11206 SE 64TH ST
005	334330	1364	7/21/03	\$452,950	2800	0	9	2003	3	8376	N	N	11200 SE 64TH ST
005	334330	1387	5/19/04	\$519,000	2810	0	9	2001	3	6600	N	N	6227 112TH AV SE
005	795430	0390	7/7/03	\$452,000	2810	0	9	2000	3	5665	N	N	3419 MONTEREY CT NE
005	936090	0090	11/17/03	\$475,000	2810	0	9	1997	3	10074	Y	N	11313 SE 86TH PL
005	139900	0060	9/22/03	\$509,000	2820	0	9	2003	3	5575	N	N	7115 114TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	541535	0270	6/18/03	\$545,000	2820	0	9	1991	3	11318	N	N	14305 SE 77TH PL
005	761700	0010	2/10/03	\$450,000	2820	0	9	2003	3	5740	N	N	11914 SE 73RD PL
005	199960	0330	3/3/03	\$413,000	2830	0	9	1990	3	8890	N	N	11707 SE 60TH PL
005	713552	0930	8/31/04	\$535,500	2840	0	9	1990	3	6882	N	N	8016 148TH AV SE
005	606771	0010	5/19/03	\$539,000	2840	0	9	2003	3	5000	N	N	11903 SE 71ST PL
005	606771	0030	5/20/04	\$469,950	2840	0	9	2003	3	5623	N	N	7114 119TH CT SE
005	606771	0010	4/22/04	\$469,150	2840	0	9	2003	3	5000	N	N	11903 SE 71ST PL
005	936090	0160	7/20/04	\$503,300	2850	0	9	1997	3	8669	N	N	8718 113TH AV SE
005	114700	0060	7/3/03	\$490,988	2860	0	9	2003	3	9493	N	N	2003 NE 32ND ST
005	114700	0020	7/14/03	\$489,880	2860	0	9	2003	3	8482	N	N	1907 NE 32ND ST
005	156400	0050	12/6/03	\$526,900	2870	0	9	2003	3	5313	N	N	7416 137TH PL SE
005	156400	0530	8/29/03	\$484,950	2890	0	9	2003	3	7117	N	N	13808 SE 78TH PL
005	334330	1368	8/26/03	\$476,950	2900	0	9	2003	3	8250	N	N	11204 SE 64TH ST
005	795430	0580	9/9/03	\$502,950	2910	0	9	2000	3	8135	N	N	3305 MONTEREY LN NE
005	326035	0090	8/18/03	\$508,800	2910	0	9	2003	3	8540	N	N	8903 139TH AV SE
005	957807	0050	8/13/04	\$489,000	2930	0	9	2003	3	6009	N	N	11540 SE 85TH ST
005	957807	0090	8/24/04	\$489,000	2930	0	9	2003	3	6009	N	N	11510 SE 85TH ST
005	957807	0100	3/26/04	\$484,950	2930	0	9	2004	3	6666	N	N	11506 SE 85TH ST
005	713552	2050	12/14/04	\$660,000	2940	0	9	1996	3	13599	Y	N	8117 144TH AV SE
005	795431	0100	8/22/03	\$499,950	2950	0	9	2001	3	8843	N	N	3411 LINCOLN AV NE
005	713552	1030	10/19/04	\$525,000	2960	0	9	1989	3	8882	N	N	8041 148TH AV SE
005	541535	0610	5/25/04	\$558,000	2980	0	9	1991	3	9509	N	N	7736 142ND WY SE
005	334330	1369	9/21/04	\$487,000	2980	0	9	2001	3	8178	N	N	11222 SE 64TH ST
005	326035	0020	6/18/03	\$512,920	2980	0	9	2003	3	8083	N	N	8936 139TH AV SE
005	334330	1366	7/15/03	\$473,000	2980	0	9	2003	3	8375	N	N	11202 SE 64TH ST
005	326035	0140	4/15/03	\$497,855	2980	0	9	2003	3	7401	N	N	8933 139TH AV SE
005	326035	0110	6/10/03	\$481,800	2980	0	9	2003	3	4775	N	N	8913 139TH AV SE
005	541535	0790	4/6/04	\$535,000	2990	0	9	1993	3	10485	N	N	7942 148TH AV SE
005	713552	1550	9/1/04	\$545,000	3000	0	9	1989	3	7085	N	N	14529 SE 79TH DR
005	638893	0080	5/7/04	\$461,000	3000	0	9	1998	3	15070	N	N	8120 SE 126TH ST
005	326035	0310	8/7/03	\$481,800	3000	0	9	2003	3	5137	N	N	8803 139TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	795431	0260	9/27/04	\$536,050	3010	0	9	2000	3	6489	N	N	1910 NE 33RD PL
005	795431	0210	7/2/03	\$475,000	3010	0	9	2001	3	6903	N	N	3308 LINCOLN AV NE
005	638893	0040	5/20/03	\$445,000	3010	0	9	1998	3	7719	N	N	8026 SE 126TH ST
005	199960	0400	5/21/04	\$475,000	3014	0	9	1990	3	7947	N	N	11759 SE 60TH PL
005	156400	0310	7/19/04	\$649,900	3020	900	9	2001	3	7610	N	N	7518 137TH AV SE
005	541535	0560	8/27/03	\$545,000	3020	0	9	1991	3	9231	N	N	7731 143RD AV SE
005	410490	0390	1/3/03	\$599,875	3020	830	9	1992	3	34507	Y	N	7722 120TH PL SE
005	156400	0170	1/14/04	\$560,000	3020	370	9	2003	3	6784	N	N	138TH AV SE
005	248159	0090	7/21/04	\$519,000	3040	0	9	2004	3	7880	N	N	8326 117TH AV SE
005	326035	0010	5/23/03	\$547,237	3040	0	9	2003	3	1996	N	N	8940 139TH AV SE
005	326035	0320	6/4/03	\$509,800	3040	0	9	2003	3	5945	N	N	8811 139TH AV SE
005	326035	0080	10/15/03	\$508,000	3040	0	9	2003	3	6263	N	N	8831 139TH AV SE
005	326035	0130	1/28/03	\$506,500	3040	0	9	2003	3	6469	N	N	8929 139TH AV SE
005	541535	0570	8/22/03	\$570,000	3050	0	9	1991	3	9779	N	N	7739 143RD AV SE
005	323900	0110	5/26/04	\$575,000	3060	0	9	1985	3	13488	Y	N	7702 111TH PL SE
005	156400	0100	6/9/03	\$475,000	3060	0	9	2001	3	8298	N	N	7412 137TH PL SE
005	156400	0220	6/2/03	\$555,000	3070	390	9	2003	3	6916	N	N	7524 138TH PL SE
005	156400	0230	10/10/03	\$568,327	3080	760	9	2003	3	8304	N	N	7528 138TH PL SE
005	114700	0030	5/7/04	\$469,880	3090	0	9	2003	3	7200	N	N	1913 NE 32ND ST
005	713552	1180	6/30/03	\$430,000	3090	0	9	1989	3	7024	N	N	14532 SE 79TH DR
005	156400	0650	5/12/03	\$542,950	3100	0	9	2003	3	7945	N	N	13718 SE 78TH ST
005	681802	0140	10/29/04	\$474,000	3110	0	9	1998	3	7068	N	N	8002 118TH PL SE
005	681802	0030	6/15/04	\$475,000	3110	0	9	1999	3	7242	N	N	8011 118TH PL SE
005	114700	0010	2/20/03	\$529,880	3120	0	9	2003	3	12895	N	N	3215 MONTEREY CT NE
005	541535	0400	8/5/03	\$554,000	3130	0	9	1994	3	8794	N	N	14304 SE 77TH PL
005	156400	0330	6/2/03	\$535,000	3130	0	9	2003	3	6567	N	N	7542 137TH AV SE
005	156400	0210	9/19/03	\$579,934	3140	0	9	2003	3	8667	N	N	7516 138TH PL SE
005	156400	0120	4/23/03	\$525,000	3150	0	9	2002	3	5406	N	N	7319 138TH AV SE
005	541535	0590	9/4/03	\$525,000	3160	0	9	1991	3	9397	N	N	7752 142ND WY SE
005	248159	0030	3/1/04	\$529,000	3170	0	9	2004	3	7092	N	N	8315 117TH AV SE
005	248159	0050	4/29/04	\$529,000	3170	0	9	2004	3	7036	N	N	8301 117TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	114700	0090	7/14/04	\$485,426	3170	0	9	2004	3	7778	N	N	2021 NE 32ND ST
005	156400	0440	11/18/03	\$529,950	3180	0	9	2003	3	7349	N	N	13824 SE 77TH PL
005	326035	0290	5/2/03	\$544,485	3190	0	9	2003	3	7225	N	N	13908 SE 88TH PL
005	326035	0050	7/24/03	\$527,000	3190	0	9	2003	3	6029	N	N	8918 139TH AV SE
005	326035	0070	7/9/03	\$519,800	3190	0	9	2003	3	10441	N	N	8827 139TH AV SE
005	326035	0040	1/28/03	\$517,800	3190	0	9	2003	3	6496	N	N	8924 139TH AV SE
005	156400	0160	2/13/04	\$555,000	3200	240	9	2003	3	5952	N	N	7404 138TH AV SE
005	541535	0420	10/13/03	\$578,500	3210	0	9	1991	3	9722	N	N	14307 SE 77TH CT
005	114700	0080	9/30/04	\$519,880	3220	0	9	2004	3	7773	N	N	2015 NE 32ND ST
005	541535	0090	10/25/04	\$600,000	3220	0	9	1992	3	10767	Y	N	7807 146TH PL SE
005	114700	0040	12/1/03	\$509,880	3220	0	9	2003	3	7829	N	N	1919 NE 32ND ST
005	114700	0130	11/4/04	\$499,880	3220	0	9	2003	2	8743	N	N	2111 NE 32ND ST
005	114700	0050	8/26/03	\$539,572	3230	0	9	2003	3	11520	N	N	1925 NE 32ND ST
005	114700	0180	3/1/04	\$512,614	3230	0	9	2004	3	8001	N	N	2010 NE 32ND ST
005	114700	0070	5/7/04	\$523,000	3230	0	9	2004	3	8858	N	N	2009 NE 32ND ST
005	114700	0140	3/1/04	\$514,880	3230	0	9	2003	3	9905	N	N	2117 NE 32ND ST
005	114700	0170	6/18/03	\$502,880	3230	0	9	2003	3	8480	N	N	2016 NE 32ND ST
005	248159	0040	4/29/04	\$544,000	3230	0	9	2004	3	7092	N	N	8307 117TH AV SE
005	248159	0080	8/10/04	\$539,000	3230	0	9	2004	3	7880	N	N	8316 117TH AV SE
005	114700	0120	6/3/03	\$505,980	3230	0	9	2003	3	8118	N	N	2105 NE 32ND ST
005	156400	0630	1/1/03	\$535,000	3230	0	9	2001	3	7388	N	N	13817 SE 78TH PL
005	114700	0150	6/19/03	\$449,000	3230	0	9	2003	3	7868	N	N	2112 NE 32ND ST
005	320495	0070	5/26/04	\$512,000	3300	0	9	1999	3	12867	N	N	11636 SE 76TH CT
005	156400	0350	8/13/04	\$585,000	3310	0	9	2002	3	6409	N	N	13804 SE 76TH CT
005	156400	0770	4/14/04	\$549,000	3310	0	9	2001	3	6212	N	N	7503 137TH AV SE
005	156400	0700	3/14/03	\$518,829	3310	0	9	2003	3	7055	N	N	7609 138TH AV SE
005	156400	0340	2/10/03	\$515,000	3310	0	9	2002	3	6571	N	N	7546 137TH AV SE
005	606771	0020	2/18/04	\$480,950	3330	0	9	2003	3	5323	N	N	11901 SE 71ST PL
005	936090	0080	1/30/04	\$577,700	3430	0	9	1998	3	8002	Y	N	11319 SE 86TH PL
005	936090	0120	5/11/04	\$529,000	3720	380	9	1973	4	17940	N	N	8707 113TH AV SE
005	713552	1790	6/14/04	\$765,000	2350	1450	10	1997	3	13529	Y	N	14420 SE 84TH ST

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	713552	0770	8/12/04	\$649,950	2350	1390	10	1998	3	16621	Y	N	14705 SE 84TH ST
005	334330	0924	4/6/04	\$699,870	2480	900	10	1996	3	19565	Y	N	6841 LAKE WASHINGTON BL SE
005	713551	0260	6/2/04	\$559,000	2490	560	10	1990	3	10767	Y	N	7960 139TH AV SE
005	713552	2230	6/14/04	\$864,000	2570	1390	10	1995	3	9353	Y	N	14114 SE 83RD ST
005	713552	0130	10/12/04	\$590,000	2610	0	10	1993	3	12215	Y	N	14143 SE 83RD ST
005	713552	2040	6/2/03	\$634,000	2700	0	10	1994	3	15052	Y	N	8109 144TH AV SE
005	326035	0160	6/1/04	\$601,266	2800	0	10	2004	3	5806	N	N	13915 SE 88TH PL
005	713552	0050	6/26/03	\$785,000	2940	1150	10	1992	3	10096	Y	N	8021 141ST AV SE
005	541535	0350	3/12/03	\$570,000	2960	0	10	1991	3	13909	Y	N	14338 SE 77TH PL
005	326035	0170	7/20/04	\$619,950	2980	0	10	2004	3	6116	N	N	13919 SE 88TH PL
005	541535	0700	12/20/04	\$635,000	3000	0	10	1990	3	12434	N	N	7751 142ND WY SE
005	334330	0970	3/25/04	\$787,500	3030	1150	10	2003	3	9334	Y	N	6426 LAKE WASHINGTON BL SE
005	713552	1820	3/23/04	\$650,000	3110	0	10	1995	3	9407	Y	N	8330 144TH AV SE
005	326035	0190	7/21/04	\$686,950	3130	1120	10	2004	3	8511	N	N	8828 140TH AV SE
005	411380	0670	4/22/04	\$698,000	3140	0	10	1993	3	12709	Y	N	11810 SE 75TH PL
005	713552	1960	12/3/03	\$535,000	3200	0	10	1990	3	12370	N	N	7955 144TH AV SE
005	892100	0110	7/16/04	\$725,000	3270	0	10	2003	3	10377	Y	N	7017 135TH PL SE
005	326035	0210	6/3/04	\$711,000	3300	0	10	2003	3	6917	N	N	8816 140TH AV SE
005	326035	0250	10/22/03	\$620,000	3300	0	10	2003	3	6990	N	N	13928 SE 88TH PL
005	326035	0260	10/17/03	\$589,950	3300	0	10	2003	3	6648	N	N	13918 SE 88TH PL
005	156400	0420	8/25/03	\$595,790	3320	0	10	2003	3	7215	N	N	13806 SE 77TH PL
005	156400	0550	5/19/03	\$565,000	3330	0	10	2003	3	7175	N	N	13822 SE 78TH PL
005	156400	0270	8/2/04	\$620,000	3340	0	10	2001	3	7951	N	N	7519 138TH AV SE
005	892100	0020	7/26/04	\$779,900	3350	0	10	2003	3	7200	Y	N	7006 135TH PL SE
005	156400	0010	7/22/03	\$569,950	3350	0	10	2003	3	6289	N	N	7419 137TH PL SE
005	713552	0740	11/16/04	\$723,000	3390	0	10	1999	3	10089	Y	N	8402 146TH PL SE
005	713552	0470	9/1/03	\$654,500	3400	0	10	1999	3	11832	Y	N	14427 SE 84TH ST
005	326035	0230	2/6/03	\$637,950	3420	0	10	2002	3	8250	N	N	8738 140TH AV SE
005	326035	0280	11/6/03	\$608,228	3420	0	10	2003	3	6648	N	N	13912 SE 88TH PL
005	156400	0090	5/19/03	\$555,000	3430	0	10	2001	3	6426	N	N	7407 138TH AV SE
005	156400	0640	5/30/03	\$569,950	3430	0	10	2003	3	7837	N	N	13811 SE 78TH PL

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Area 64
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	713552	0200	10/8/04	\$719,950	3440	0	10	1998	3	10818	Y	N	14223 SE 83RD ST
005	326035	0270	9/15/03	\$599,950	3460	0	10	2003	3	6648	N	N	13914 SE 88TH PL
005	156400	0430	11/10/03	\$579,950	3460	0	10	2003	3	7350	N	N	13818 SE 77TH PL
005	713552	0100	9/8/03	\$605,000	3480	0	10	1994	3	11494	Y	N	14125 SE 83RD ST
005	326035	0180	2/2/04	\$610,000	3500	0	10	2004	3	8076	N	N	13925 SE 88TH PL
005	326035	0240	3/27/03	\$574,514	3500	0	10	2003	3	6898	N	N	8732 140TH AV SE
005	326035	0220	6/27/03	\$690,162	3540	0	10	2003	3	8394	N	N	8810 140TH AV SE
005	713552	0270	10/12/04	\$824,500	3630	0	10	1996	3	21392	Y	N	8307 143RD CT SE
005	326035	0300	6/7/04	\$630,000	3640	0	10	2002	3	6190	N	N	13902 SE 88TH PL
005	326035	0300	2/12/03	\$559,950	3640	0	10	2002	3	6190	N	N	13902 SE 88TH PL
005	330399	0440	3/26/04	\$745,000	3730	0	10	2003	3	11200	N	N	14214 90TH PL SE
005	202405	9111	5/19/04	\$770,000	3850	0	10	2000	3	38830	Y	N	5467 LAKE WASHINGTON BL SE
005	607100	0090	5/12/04	\$640,000	2270	1020	11	1995	3	12540	Y	N	4934 116TH PL SE
005	330399	0050	9/22/03	\$746,219	2760	1370	11	2003	3	14972	N	N	14437 SE 89TH PL
005	330399	0050	4/1/04	\$795,000	2760	1370	11	2003	3	14972	N	N	14437 SE 89TH PL
005	330399	0030	4/29/03	\$665,000	3040	0	11	2003	3	13559	N	N	14423 SE 89TH PL
005	330398	0140	5/13/03	\$775,000	3040	1120	11	2001	3	13170	N	N	14343 SE 92ND ST
005	330399	0060	12/17/03	\$919,950	3080	910	11	2003	3	14437	N	N	14432 SE 89TH PL
005	330399	0330	5/5/03	\$679,950	3120	0	11	2002	3	12380	N	N	14330 SE 88TH PL
005	330398	0450	5/2/03	\$882,550	3150	840	11	2002	3	12474	N	N	14015 SE 90TH ST
005	330398	0040	5/3/04	\$718,000	3160	0	11	2001	3	12401	N	N	14033 SE 92ND ST
005	330399	0250	4/16/04	\$865,950	3270	1210	11	2004	3	14828	N	N	14201 SE 87TH PL
005	330396	0150	10/12/04	\$744,000	3330	0	11	2000	3	11911	N	N	13843 SE 92ND ST
005	330399	0020	7/18/03	\$745,000	3340	0	11	2003	3	11980	N	N	14411 SE 89TH PL
005	330398	0030	9/14/04	\$737,500	3390	0	11	2001	3	12429	N	N	14025 SE 92ND ST
005	330399	0240	3/19/03	\$707,400	3390	0	11	2003	3	17088	N	N	14202 SE 87TH PL
005	330399	0360	2/12/04	\$819,950	3410	0	11	2003	3	13021	N	N	14312 SE 88TH PL
005	330398	0350	7/21/03	\$769,950	3410	0	11	2002	3	11200	N	N	9018 143RD AV SE
005	330399	0390	6/25/03	\$761,955	3420	0	11	2003	3	13663	N	N	14313 SE 88TH PL
005	330396	0330	6/16/03	\$720,000	3420	0	11	2000	3	11176	N	N	9052 140TH AV SE
005	713552	0500	6/23/04	\$839,900	3430	0	11	2004	3	9338	N	N	14526 SE 85TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	330398	0290	3/26/03	\$820,000	3470	1010	11	2002	3	11296	N	N	9056 143RD AV SE
005	330396	0010	4/29/03	\$690,000	3470	0	11	2001	3	11878	N	N	13934 SE 92ND ST
005	330399	0070	6/22/04	\$809,500	3480	0	11	2003	3	11211	N	N	14422 SE 89TH PL
005	330399	0070	9/26/03	\$783,950	3480	0	11	2003	3	11211	N	N	14422 SE 89TH PL
005	713552	0240	6/24/04	\$845,000	3490	0	11	1994	3	14110	Y	N	14247 SE 83RD ST
005	330396	0080	7/2/03	\$729,000	3500	0	11	2001	3	10457	N	N	13802 SE 92ND ST
005	330398	0620	5/17/04	\$829,000	3520	0	11	2002	3	13704	N	N	14334 SE 92ND ST
005	330398	0340	7/23/03	\$779,950	3540	0	11	2003	3	11315	N	N	9022 143RD AV SE
005	323900	0130	1/28/04	\$650,000	3570	0	11	1985	3	13687	Y	N	7618 111TH PL SE
005	330399	0140	8/14/03	\$718,000	3590	0	11	2003	3	13678	N	N	8702 144TH AV SE
005	330399	0130	6/26/03	\$860,000	3600	1010	11	2003	3	11348	N	N	8714 144TH AV SE
005	330398	0530	8/20/04	\$805,000	3610	0	11	2002	3	11445	N	N	9041 143RD AV SE
005	330398	0380	5/9/03	\$779,950	3620	0	11	2002	3	11484	N	N	14202 SE 90TH ST
005	330399	0430	5/10/04	\$869,950	3660	0	11	2004	3	12424	N	N	14222 SE 90TH ST
005	713552	0510	12/16/03	\$850,000	3680	0	11	2004	3	11136	N	N	14522 SE 85TH ST
005	330398	0150	11/17/03	\$895,000	3690	1210	11	2001	3	13177	N	N	14349 SE 92ND ST
005	330399	0150	3/3/04	\$840,000	3730	0	11	2003	3	12731	N	N	14410 SE 87TH ST
005	330398	0500	7/28/03	\$799,950	3780	0	11	2002	3	11200	N	N	9013 143RD AV SE
005	330398	0270	5/6/03	\$803,000	3790	1220	11	2001	3	11200	N	N	9108 143RD AV SE
005	330399	0120	10/23/03	\$914,950	3820	1080	11	2003	3	11366	N	N	8726 144TH AV SE
005	330399	0100	9/15/03	\$919,000	3820	1140	11	2003	3	12334	N	N	8812 144TH AV SE
005	330398	0320	8/25/04	\$879,000	3830	0	11	2001	3	12202	N	N	9038 143RD AV SE
005	330398	0320	8/7/03	\$822,500	3830	0	11	2001	3	12202	N	N	9038 143RD AV SE
005	330399	0080	7/8/03	\$829,950	3850	0	11	2003	3	13239	N	N	14416 SE 89TH PL
005	330398	0430	10/3/03	\$839,950	3850	0	11	2002	3	13162	N	N	14006 SE 90TH ST
005	330399	0210	6/12/03	\$734,338	3860	0	11	2003	3	11516	N	N	14306 SE 87TH PL
005	330399	0180	3/26/04	\$861,950	3870	0	11	2003	3	11557	N	N	14332 SE 87TH PL
005	330399	0290	11/21/03	\$839,950	3870	0	11	2003	3	12120	N	N	14317 SE 87TH PL
005	330399	0160	8/1/03	\$799,950	3870	0	11	2003	3	11695	N	N	14404 SE 87TH ST
005	330398	0390	7/2/03	\$824,950	3870	0	11	2002	3	11814	N	N	14136 SE 90TH ST
005	330399	0450	2/13/03	\$768,950	3900	0	11	2002	3	11200	N	N	14208 SE 90TH ST

Improved Sales Used in this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	713552	2160	1/22/04	\$1,050,000	3930	1420	11	1998	3	12610	Y	N	14202 SE 83RD ST
005	713552	0430	10/18/04	\$740,000	3930	0	11	1996	3	18476	Y	N	14337 SE 84TH CT
005	330399	0310	1/22/04	\$885,056	3940	0	11	2003	3	12120	N	N	14333 SE 87TH PL
005	330399	0220	6/6/03	\$748,322	3940	0	11	2003	3	11200	N	N	14220 SE 87TH PL
005	330399	0350	7/23/03	\$699,000	3940	0	11	2003	3	11187	N	N	14318 SE 88TH PL
005	330398	0240	7/15/04	\$987,450	3950	1070	11	2001	3	10850	N	N	9134 143RD AV SE
005	330399	0170	9/22/03	\$839,950	3960	0	11	2003	3	11502	N	N	14340 SE 87TH PL
005	330399	0420	3/20/03	\$885,084	3960	0	11	2003	3	12709	Y	N	14335 SE 88TH PL
005	330399	0280	8/26/03	\$851,550	3980	0	11	2003	3	12452	N	N	14309 SE 87TH PL
005	330398	0440	6/16/03	\$789,950	4000	0	11	2003	3	12025	N	N	14003 SE 90TH ST
005	330399	0380	10/29/03	\$863,950	4010	0	11	2003	3	13797	N	N	14307 SE 88TH PL
005	330399	0010	8/27/03	\$825,000	4010	0	11	2003	3	11813	N	N	14405 SE 89TH PL
005	330399	0410	10/2/03	\$869,000	4010	0	11	2003	3	12110	Y	N	14327 SE 88TH PL
005	330399	0200	7/15/03	\$784,000	4030	0	11	2003	3	11557	N	N	14314 SE 87TH PL
005	330399	0300	12/15/03	\$849,950	4060	0	11	2003	3	12120	N	N	14329 SE 87TH PL
005	330399	0090	12/24/03	\$830,000	4060	0	11	2003	3	12762	N	N	14406 SE 89TH PL
005	330399	0110	10/29/03	\$949,950	4060	1110	11	2003	3	11259	N	N	8804 144TH AV SE
005	713552	0040	2/18/03	\$955,000	4090	800	11	2000	3	12571	Y	N	8017 141ST AV SE
005	330399	0040	4/1/03	\$859,673	4100	0	11	2003	3	16811	N	N	14429 SE 89TH PL
005	330399	0190	11/3/03	\$865,000	4120	0	11	2003	3	11557	N	N	14326 SE 87TH PL
005	330399	0230	6/24/03	\$804,000	4160	0	11	2003	3	16225	N	N	14214 SE 87TH PL
005	330399	0320	1/16/04	\$884,950	4210	0	11	2003	3	12297	N	N	14337 SE 87TH PL
005	330399	0260	6/25/04	\$1,065,143	4290	1290	11	2004	3	14496	N	N	14219 SE 87TH PL
005	330399	0270	12/16/03	\$995,000	4300	1530	11	2003	3	13361	N	N	14225 SE 87TH PL
005	330399	0400	6/23/03	\$889,000	4300	0	11	2003	3	13928	Y	N	14321 SE 88TH PL
005	330399	0370	4/8/04	\$915,000	4340	0	11	2003	3	14678	N	N	14304 SE 88TH PL
005	713552	0220	7/10/03	\$995,000	4580	0	11	1998	3	13151	Y	N	14235 SE 83RD ST

Improved Sales Removed from this Annual Update Analysis

Area 64

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	022305	9030	5/17/04	\$260,000	DIAGNOSTIC OUTLIER
002	072306	9055	3/25/03	\$211,000	PARTIAL INTEREST
002	072306	9055	5/24/03	\$211,000	QUIT CLAIM DEED
002	072306	9113	5/20/03	\$82,000	NON-REPRESENTATIVE SALE
002	072306	9159	3/1/04	\$565,000	DIAGNOSTIC OUTLIER
002	072306	9167	4/6/04	\$469,900	DIAGNOSTIC OUTLIER
002	342405	9048	12/27/04	\$530,000	DIAGNOSTIC OUTLIER
002	522930	0080	7/9/04	\$265,000	DIAGNOSTIUC OUTLIER
002	522930	0175	12/7/04	\$334,950	DIAGNOSTIC OUTLIER
002	522990	0199	9/28/04	\$370,000	DIAGNOSTIC OUTLIER
004	004950	0070	12/10/04	\$225,000	DIAGNOSTIC OUTLIER
004	032305	9041	12/8/04	\$220,000	DIAGNOSTIC OUTLIER
004	032305	9163	10/22/03	\$29,000	QUIT CLAIM DEED; RELATED PARTY
004	032305	9253	3/3/03	\$84,750	RELATED PARTY, FRIEND, OR NEIGHBOR
004	034570	0180	12/17/04	\$215,000	UNFINISHED AREA
004	042305	9021	10/8/04	\$975,000	IMP COUNT
004	042305	9036	5/22/03	\$295,000	QUIT CLAIM DEED
004	042305	9056	9/29/04	\$975,000	IMP COUNT
004	042305	9130	1/14/03	\$191,250	DIAGNOSTIC OUTLIER
004	042305	9216	8/10/04	\$610,000	SEGREGATION AFTER SALE
004	042305	9280	3/3/04	\$199,000	DIAGNOSTIC OUTLIER
004	042305	9290	11/13/03	\$236,200	DIAGNOSTIC OUTLIER
004	042305	9306	8/11/04	\$208,015	EXEMPT FROM EXCISE TAX
004	042305	9314	7/14/04	\$525,000	TRADE; ESTATE ADMINISTRATOR
004	082305	9145	1/15/04	\$95,700	QUIT CLAIM DEED
004	128800	0080	12/2/04	\$485,888	% COMPLETE
004	128800	0100	10/11/04	\$568,888	% COMPLETE
004	128800	0140	9/21/04	\$561,000	% COMPLETE
004	128800	0180	11/19/04	\$562,500	DIAGNOSTIC OUTLIER
004	128800	0210	10/29/04	\$545,000	DIAGNOSTIC OUTLIER
004	193810	0050	8/31/04	\$474,695	% COMPLETE
004	193810	0060	9/2/04	\$476,330	% COMPLETE
004	221600	0020	11/23/04	\$252,500	DIAGNOSTIUC OUTLIER
004	221600	0190	8/5/03	\$45,298	QUIT CLAIM DEED; PARTIAL INTEREST
004	278772	0260	8/6/04	\$314,000	DIAGNOSTIC OUTLIER
004	311990	0140	10/20/04	\$369,000	IMP COUNT
004	311990	0145	4/13/04	\$339,950	DIAGNOSTIC OUTLIER
004	327618	0110	10/25/04	\$282,500	DIAGNOSTIC OUTLIER
004	334210	3366	2/24/04	\$186,000	DIAGNOSTIC OUTLIER
004	334390	1190	12/8/04	\$232,000	DIAGNOSTIUC OUTLIER
004	334390	1244	8/12/04	\$160,145	GOVERNMENT AGENCY
004	334390	1244	9/29/04	\$137,885	GOVERNMENT AGENCY
004	334390	1252	4/8/04	\$257,000	DIAGNOSTIC OUTLIER
004	334390	1362	3/6/03	\$81,286	RELATED PARTY, FRIEND, OR NEIGHBOR
004	334390	1649	6/3/03	\$90,000	PARTIAL INTEREST

Improved Sales Removed from this Annual Update Analysis

Area 64

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	334390	1763	10/8/04	\$200,000	% NET CONDITION
004	334390	1804	8/14/03	\$307,777	DIAGNOSTIC OUTLIER
004	334390	1887	4/11/03	\$268,000	DIAGNOSTIC OUTLIER
004	334390	1891	10/4/04	\$123,475	QUIT CLAIM DEED
004	334390	1893	12/28/04	\$342,000	% COMPLETE
004	334390	2004	5/20/04	\$279,500	DIAGNOSTIC OUTLIER
004	334390	2007	5/2/03	\$315,000	SEGREGATION AND/OR MERGER
004	334390	2060	11/29/04	\$401,979	IMP SALE NO DATA
004	334390	2180	9/27/04	\$309,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	334390	2361	10/11/04	\$87,143	QUIT CLAIM DEED; RELATED PARTY
004	334390	2401	12/16/03	\$185,400	RELATED PARTY, FRIEND, OR NEIGHBOR
004	334390	2460	10/21/03	\$260,000	DIAGNOSTIC OUTLIER
004	334390	2642	12/23/04	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	334390	3361	10/26/04	\$272,500	EXEMPT FROM EXCISE TAX
004	334390	3400	5/7/04	\$345,000	DIAGNOSTIC OUTLIER
004	334510	0470	10/19/04	\$3,176	RELATED PARTY, FRIEND, OR NEIGHBOR
004	334510	0521	2/18/03	\$296,950	DIAGNOSTIC OUTLIER
004	342405	9014	11/5/04	\$317,000	DIAGNOSTIC OUTLIER
004	344980	0270	3/18/03	\$405,000	RELOCATION - SALE TO SERVICE
004	344981	0110	2/7/03	\$355,988	DIAGNOSTIC OUTLIER
004	344981	0140	4/2/03	\$363,000	DIAGNOSTIC OUTLIER
004	344981	0140	4/2/03	\$363,000	RELOCATION - SALE TO SERVICE
004	344982	0090	10/25/04	\$569,900	DIAGNOSTIC OUTLIER
004	344982	0210	11/1/04	\$458,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	354230	0055	4/16/03	\$276,000	DIAGNOSTIC OUTLIER
004	365540	0020	12/21/04	\$339,950	IMP SALE NO DATA
004	365540	0050	12/21/04	\$339,950	IMP SALE NO DATA
004	388832	0160	9/15/03	\$269,900	RELOCATION - SALE TO SERVICE
004	522650	0310	2/27/04	\$347,500	RELOCATION - SALE TO SERVICE
004	606140	0120	9/30/04	\$85,814	QUIT CLAIM DEED; RELATED PARTY
004	688220	0080	4/18/03	\$279,950	DIAGNOSTIC OUTLIER
004	722780	0010	10/15/03	\$67,500	QUIT CLAIM DEED; RELATED PARTY
004	722780	0102	3/31/03	\$127,000	DIAGNOSTIC OUTLIER
004	722780	0190	2/19/04	\$198,402	GOVERNMENT AGENCY
004	722780	0200	1/29/03	\$190,000	GOVERNMENT AGENCY
004	722780	0245	4/28/04	\$229,000	DIAGNOSTIC OUTLIER
004	722780	1580	8/15/03	\$192,000	DIAGNOSTIC OUTLIER
004	722780	1945	11/15/04	\$115,000	DIAGNOSTIC OUTLIER
004	722780	1955	4/16/04	\$219,000	DIAGNOSTIC OUTLIER
004	723090	0180	5/27/03	\$160,000	DIAGNOSTIC OUTLIER
004	731200	0220	10/1/03	\$359,000	RELOCATION - SALE TO SERVICE
004	754100	0120	8/26/04	\$284,950	DIAGNOSTIC OUTLIER
004	778840	0065	3/6/03	\$155,000	DIAGNOSTIC OUTLIER
004	779100	0040	1/22/03	\$204,950	RELOCATION - SALE TO SERVICE
004	807900	0430	1/2/04	\$4,000	DOR RATIO

Improved Sales Removed from this Annual Update Analysis

Area 64

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	807903	0070	5/23/03	\$308,000	DIAGNOSTIC OUTLIER
004	893650	0060	8/5/04	\$103,006	QUIT CLAIM DEED; RELATED PARTY
004	893650	0060	8/5/04	\$103,006	QUIT CLAIM DEED; RELATED PARTY
004	893650	0090	1/8/04	\$180,000	EXEMPT FROM EXCISE TAX
004	929200	0110	9/17/04	\$278,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	929200	0160	9/4/03	\$190,000	DIAGNOSTIC OUTLIER
004	932012	0100	3/10/03	\$238,000	DIAGNOSTIC OUTLIER
004	934760	0060	6/13/03	\$137,564	PARTIAL INTEREST
004	947750	0020	10/12/04	\$305,500	DIAGNOSTIC OUTLIER
004	952640	0010	6/24/04	\$254,200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	078800	0180	7/27/04	\$379,000	DIAGNOSTIC OUTLIER
005	078800	0190	9/20/04	\$374,000	DIAGNOSTIC OUTLIER
005	078800	0200	2/21/03	\$116,171	QUIT CLAIM DEED; RELATED PARTY
005	114700	0100	12/20/04	\$512,829	IMP SALE NO DATA
005	114700	0110	11/29/04	\$508,596	% COMPLETE
005	156400	0740	5/21/03	\$520,000	DIAGNOSTIC OUTLIER
005	195170	0150	9/26/03	\$367,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	195170	0340	11/19/04	\$417,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	195170	0350	11/30/04	\$410,000	DIAGNOSTIC OUTLIER
005	195170	0560	8/26/04	\$519,950	DIAGNOSTIC OUTLIER
005	195170	0590	1/22/03	\$279,950	DIAGNOSTIC OUTLIER
005	195170	0630	9/24/03	\$370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	195180	0010	8/3/04	\$350,000	DIAGNOSTIUC OUTLIER
005	195180	0240	7/9/04	\$387,000	DIAGNOSTIC OUTLIER
005	195180	0280	5/18/04	\$415,000	DIAGNOSTIC OUTLIER
005	195180	0480	8/5/04	\$407,000	DIAGNOSTIUC OUTLIER
005	195180	0590	8/25/04	\$325,000	EXEMPT FROM EXCISE TAX
005	195181	0180	10/13/04	\$15,864	QUIT CLAIM DEED; PARTIAL INTEREST
005	195181	0420	7/12/04	\$370,000	DIAGNOSTIC OUTLIER
005	195182	0010	7/16/04	\$450,000	DIAGNOSTIC OUTLIER
005	199960	0190	9/27/03	\$86,780	RELATED PARTY, FRIEND, OR NEIGHBOR
005	202405	9016	1/6/03	\$230,000	DIAGNOSTIC OUTLIER
005	202405	9115	11/11/04	\$619,800	IMP SALE NO DATA
005	206480	0050	8/18/04	\$312,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	206480	0140	1/16/04	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	206480	0230	7/28/04	\$417,000	DIAGNOSTIC OUTLIER
005	206480	0510	11/1/04	\$149,750	QUIT CLAIM DEED; RELATED PARTY
005	206480	1000	3/6/04	\$327,000	RELOCATION - SALE TO SERVICE
005	221225	0230	8/5/03	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	221611	0040	5/17/04	\$200,000	DIAGNOSTIC OUTLIER
005	248159	0020	12/20/04	\$597,717	IMP SALE NO DATA
005	248159	0060	11/15/04	\$519,000	IMP SALE NO DATA
005	282405	9115	1/21/04	\$490,000	DIAGNOSTIC OUTLIER
005	320480	0200	7/26/03	\$21,000	GOVERNMENT AGENCY
005	320480	0480	3/3/03	\$200,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis

Area 64

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	320495	0070	5/25/04	\$512,000	RELOCATION - SALE TO SERVICE
005	320496	0060	12/14/04	\$1,060,000	IMP SALE NO DATA
005	320496	0120	4/12/04	\$1,200,000	% COMPLETE
005	320500	0050	11/10/04	\$279,750	DIAGNOSTIC OUTLIER
005	320500	0280	8/17/04	\$310,950	DIAGNOSTIC OUTLIER
005	320520	0050	2/21/03	\$252,000	RELOCATION - SALE TO SERVICE
005	320520	0270	9/15/03	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	320520	0500	7/7/04	\$97,087	QUIT CLAIM DEED;
005	320520	0500	3/10/03	\$100,000	QUIT CLAIM DEED; RELATED PARTY
005	320520	0540	3/26/04	\$367,000	DIAGNOSTIC OUTLIER
005	326035	0100	2/19/03	\$444,800	DIAGNOSTIC OUTLIER
005	330398	0110	8/25/04	\$499,100	QUIT CLAIM DEED; RELATED PARTY
005	330398	0160	6/5/03	\$860,950	BUILDER OR DEVELOPER SALES
005	330398	0170	5/1/03	\$736,950	DIAGNOSTIC OUTLIER
005	330398	0180	2/14/03	\$700,000	DIAGNOSTIC OUTLIER
005	330398	0240	7/13/04	\$987,450	RELOCATION - SALE TO SERVICE
005	330398	0270	5/6/03	\$803,000	RELOCATION - SALE TO SERVICE
005	330398	0320	8/25/04	\$879,000	RELOCATION - SALE TO SERVICE
005	330398	0610	8/25/04	\$815,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	330398	0620	5/17/04	\$829,000	RELOCATION - SALE TO SERVICE
005	330398	0670	4/7/03	\$300,000	PARTIAL INTEREST
005	334330	0090	1/19/04	\$135,000	DIAGNOSTIC OUTLIER
005	334330	0220	4/30/03	\$910,000	DIAGNOSTIC OUTLIER
005	334330	0460	5/20/04	\$800,000	PREVIOUS IMP <=10K
005	334330	0523	8/24/04	\$289,000	DIAGNOSTIC OUTLIER
005	334330	0622	3/16/04	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	334330	0627	12/8/04	\$574,950	% COMPLETE
005	334330	0629	9/27/04	\$545,500	% COMPLETE
005	334330	0631	10/18/04	\$553,680	% COMPLETE
005	334330	0661	1/9/04	\$730,000	IMP COUNT
005	334330	0662	2/24/03	\$215,900	QUESTIONABLE PER SALES IDENTIFICATION
005	334330	0960	7/9/03	\$286,000	DIAGNOSTIC OUTLIER
005	334330	0960	8/13/04	\$416,000	DIAGNOSTIC OUTLIER
005	334330	0965	12/16/04	\$550,000	DIAGNOSTIC OUTLIER
005	334330	0968	9/23/03	\$195,000	DOR RATIO
005	334330	1020	9/23/03	\$335,000	UNFINISHED AREA
005	334330	1380	5/26/04	\$572,400	DIAGNOSTIC OUTLIER
005	334330	1462	9/17/04	\$639,000	IMP SALE NO DATA
005	334330	1525	12/16/04	\$270,000	DIAGNOSTIC OUTLIER
005	334510	0056	10/23/03	\$84,416	QUIT CLAIM DEED; PARTIAL INTEREST
005	334510	0063	3/2/04	\$358,000	RELOCATION - SALE TO SERVICE
005	334510	0129	4/26/04	\$343,000	DIAGNOSTIC OUTLIER
005	334510	0145	6/16/03	\$346,000	DIAGNOSTIC OUTLIER
005	334570	0131	12/23/04	\$519,950	% COMPLETE
005	334570	0133	12/7/04	\$588,000	% COMPLETE

Improved Sales Removed from this Annual Update Analysis

Area 64

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	334570	0181	11/25/03	\$147,500	RELATED PARTY, FRIEND, OR NEIGHBOR
005	334630	0315	8/16/03	\$69,000	QUIT CLAIM DEED
005	334630	0317	8/25/04	\$437,500	DIAGNOSTIC OUTLIER
005	334630	0366	8/31/04	\$370,000	DIAGNOSTIC OUTLIER
005	334630	0370	1/27/03	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	334630	0390	9/13/04	\$367,500	DIAGNOSTIC OUTLIER
005	386410	0060	11/17/03	\$382,000	DIAGNOSTIC OUTLIER
005	398770	0030	7/24/03	\$315,000	1 OF 2 WATERFRONT LOW REPRESENTATION
005	398770	0105	7/15/03	\$438,000	1 OF 2 WATERFRONT LOW REPRESENTATION
005	403490	0030	4/13/04	\$137,332	QUIT CLAIM DEED; RELATED PARTY
005	403490	0040	8/13/03	\$296,000	DIAGNOSTIC OUTLIER
005	403550	0025	6/23/04	\$309,950	DIAGNOSTIUC OUTLIER
005	403550	0085	5/25/04	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	403610	0100	7/12/04	\$394,000	DIAGNOSTIC OUTLIER
005	410490	0050	11/16/04	\$493,000	DIAGNOSTIC OUTLIER
005	411380	0390	6/19/03	\$423,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	411380	0640	8/19/03	\$460,150	BANKRUPTCY - RECEIVER OR TRUSTEE
005	411380	0640	4/4/03	\$479,910	EXEMPT FROM EXCISE TAX
005	411380	0670	4/22/04	\$698,000	RELOCATION - SALE TO SERVICE
005	411381	0030	5/25/04	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	411381	0090	9/10/03	\$339,900	RELATED PARTY, FRIEND, OR NEIGHBOR
005	411381	0240	9/8/04	\$350,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	505650	0050	12/1/04	\$415,000	DIAGNOSTIC OUTLIER
005	552540	0750	4/18/03	\$369,225	RELOCATION - SALE TO SERVICE
005	606790	0420	9/22/03	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	606790	0460	3/15/04	\$375,000	ESTATE ADMINISTRATOR; QUIT CLAIM DEED
005	606791	0030	3/26/04	\$64,713	EXEMPT FROM EXCISE TAX
005	607100	0165	10/24/03	\$285,000	DIAGNOSTIC OUTLIER
005	607100	0165	7/14/03	\$285,000	RELOCATION - SALE TO SERVICE
005	607100	0220	7/1/03	\$247,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	607100	0285	12/2/03	\$350,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	607100	0350	9/8/04	\$327,100	BANKRUPTCY - RECEIVER OR TRUSTEE
005	607100	0350	7/27/04	\$264,000	EXEMPT FROM EXCISE TAX
005	607100	0415	10/5/04	\$461,000	DIAGNOSTIC OUTLIER
005	607100	0420	4/23/04	\$425,000	DIAGNOSTIC OUTLIER
005	607100	0480	9/11/03	\$350,000	DIAGNOSTIC OUTLIER
005	607100	0560	1/19/04	\$395,000	DIAGNOSTIUC OUTLIER
005	607100	0585	12/3/03	\$265,000	DIAGNOSTIC OUTLIER
005	607100	0610	6/2/03	\$267,450	DIAGNOSTIC OUTLIER
005	607120	0090	9/19/03	\$74,479	QUIT CLAIM DEED; PARTIAL INTEREST
005	607120	0190	11/28/04	\$411,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	607120	0325	7/19/04	\$200,000	PARTIAL INTEREST
005	607120	0510	8/25/03	\$327,000	DIAGNOSTIC OUTLIER
005	607120	0625	7/29/03	\$122,500	QUIT CLAIM DEED
005	607120	0880	2/18/03	\$65,861	QUIT CLAIM DEED

Improved Sales Removed from this Annual Update Analysis

Area 64

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	607120	0890	8/11/04	\$200,000	DIAGNOSTIC OUTLIER
005	607130	0070	5/23/03	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	607130	0720	6/18/03	\$3,000	DOR RATIO
005	607140	0120	12/15/04	\$355,000	QUIT CLAIM DEED; PARTIAL INTEREST
005	607140	0500	11/12/04	\$435,000	DIAGNOSTIUC OUTLIER
005	607160	0020	12/12/03	\$164,380	QUIT CLAIM DEED
005	607160	0210	2/21/03	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	607160	0400	11/30/04	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	607180	0190	1/13/04	\$249,000	DIAGNOSTIC OUTLIER
005	607180	0430	8/30/04	\$355,000	RELOCATION - SALE TO SERVICE
005	607180	0710	11/3/04	\$346,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	607190	0030	10/28/04	\$128,500	QUIT CLAIM DEED; PARTIAL INTEREST
005	607190	0150	6/29/04	\$349,950	RELOCATION - SALE TO SERVICE
005	607200	0220	5/3/04	\$380,000	DIAGNOSTIC OUTLIER
005	607200	0670	10/11/04	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	607200	0720	2/13/03	\$117,205	RELATED PARTY, FRIEND, OR NEIGHBOR
005	607200	0840	3/12/03	\$260,000	DIAGNOSTIC OUTLIER
005	607210	0730	6/17/04	\$424,000	DIAGNOSTIUC OUTLIER
005	607210	0730	5/26/04	\$424,000	RELOCATION - SALE TO SERVICE
005	607220	0080	7/2/04	\$415,000	DIAGNOSTIC OUTLIER
005	607220	0260	10/16/03	\$233,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	607220	0320	5/13/04	\$324,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	607220	0430	12/26/04	\$429,950	RELOCATION - SALE TO SERVICE
005	607230	0390	7/25/04	\$362,000	RELOCATION - SALE TO SERVICE
005	607230	0570	10/17/03	\$409,950	DIAGNOSTIC OUTLIER
005	607240	0560	6/4/04	\$430,000	DIAGNOSTIC OUTLIER
005	607240	0640	9/15/03	\$285,000	DIAGNOSTIC OUTLIER
005	607250	0210	7/9/04	\$389,500	UNFINISHED AREA
005	607260	0120	11/5/03	\$393,000	DIAGNOSTIC OUTLIER
005	607260	0290	4/23/03	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	607265	0070	9/21/04	\$355,000	DIAGNOSTIC OUTLIER
005	607265	0280	10/8/03	\$319,900	UNFINISHED AREA
005	607276	0690	8/12/04	\$430,000	DIAGNOSTIC OUTLIER
005	607290	0220	3/22/04	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	607330	0090	5/24/04	\$333,000	DIAGNOSTIC OUTLIER
005	607330	0650	6/22/04	\$385,000	DIAGNOSTIC OUTLIER
005	618750	0160	6/17/04	\$126,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	618750	0170	2/1/03	\$359,000	DIAGNOSTIC OUTLIER
005	638525	0070	11/30/04	\$550,000	DIAGNOSTIC OUTLIER
005	638540	0030	5/28/04	\$277,667	RELOCATION - SALE TO SERVICE
005	638890	0070	3/5/04	\$499,950	DIAGNOSTIUC OUTLIER
005	638890	0580	5/17/04	\$489,950	DIAGNOSTIC OUTLIER
005	638890	0730	3/15/04	\$171,500	DOR RATIO
005	638890	0780	6/24/04	\$454,900	DIAGNOSTIC OUTLIER
005	638892	0010	1/21/04	\$340,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 64
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	638892	0170	2/17/04	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	638893	0400	4/29/03	\$498,500	DIAGNOSTIC OUTLIER
005	670511	0080	5/5/04	\$284,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	681802	0080	1/6/04	\$430,000	RELOCATION - SALE TO SERVICE
005	713550	0410	10/22/04	\$524,450	DIAGNOSTIUC OUTLIER
005	713551	0110	7/15/03	\$435,000	DIAGNOSTIC OUTLIER
005	713552	0050	6/26/03	\$785,000	RELOCATION - SALE TO SERVICE
005	713552	0270	8/18/04	\$17,000	QUIT CLAIM DEED
005	713552	0420	4/17/03	\$735,000	UNFINISHED AREA
005	713552	0550	11/1/04	\$1,195,000	DIAGNOSTIC OUTLIER
005	713552	1180	6/30/03	\$430,000	RELOCATION - SALE TO SERVICE
005	713552	1300	9/24/04	\$580,000	DIAGNOSTIC OUTLIER
005	713552	1680	9/14/04	\$576,000	DIAGNOSTIC OUTLIER
005	713552	1850	8/13/04	\$1,000,000	DIAGNOSTIC OUTLIER
005	713552	1930	6/1/04	\$647,000	DIAGNOSTIC OUTLIER
005	713552	2240	12/3/04	\$855,000	DIAGNOSTIC OUTLIER
005	731220	0150	8/28/03	\$442,000	DIAGNOSTIUC OUTLIER
005	761700	0070	12/14/04	\$525,288	IMP SALE NO DATA
005	795431	0050	2/11/04	\$178,720	DOR RATIO
005	795431	0190	12/16/04	\$570,000	DIAGNOSTIC OUTLIER
005	858910	0050	3/6/03	\$268,000	DIAGNOSTIC OUTLIER
005	858910	0190	2/16/03	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	892100	0100	12/7/04	\$750,000	% COMPLETE
005	947772	0220	12/3/03	\$264,000	DIAGNOSTIC OUTLIER

Vacant Sales Used in this Annual Update Analysis
Area 64

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	072306	9156	1/30/03	\$145,000	306662	Y	N
2	072306	9181	5/1/03	\$271,500	217800	Y	N
2	072306	9181	3/11/04	\$270,000	217800	Y	N
2	122305	9113	6/22/04	\$185,000	231303	N	N
2	540480	0050	4/29/04	\$119,000	34025	Y	N
4	032305	9046	6/24/04	\$300,000	221368	N	N
4	032305	9096	12/1/04	\$350,000	153991	N	N
4	032305	9257	8/12/04	\$125,000	14997	N	N
4	227000	0140	9/23/03	\$100,000	5526	N	N
4	230920	0010	7/24/03	\$64,000	3198	Y	N
4	334390	2011	7/2/04	\$122,500	6258	N	N
4	334390	2120	6/11/04	\$25,000	19751	N	N
4	334450	0119	10/14/04	\$150,000	9869	Y	N
4	606140	0020	12/16/03	\$30,000	8379	N	N
4	662590	0020	2/25/03	\$97,500	11200	N	N
5	114700	0010	2/20/03	\$150,651	12895	N	N
5	114700	0160	1/6/04	\$128,574	7267	N	N
5	156400	0370	6/5/03	\$134,950	9505	N	N
5	156400	0480	8/11/03	\$169,000	8149	Y	N
5	156400	0510	1/27/03	\$160,000	7072	N	N
5	156400	0560	9/22/03	\$170,000	5874	Y	N
5	156400	0600	3/10/03	\$136,000	8943	Y	N
5	156400	0670	11/26/03	\$150,000	6461	N	N
5	156400	0730	4/28/04	\$126,000	6048	N	N
5	156400	0780	9/10/03	\$150,000	11389	N	N
5	202405	9115	3/9/04	\$228,250	7200	N	N
5	320496	0080	12/22/03	\$270,000	7311	Y	N
5	320496	0210	2/19/04	\$120,000	15920	N	N
5	326035	0200	5/8/04	\$210,990	7407	N	N
5	334330	0925	10/27/04	\$319,000	15000	N	N
5	334330	0990	4/23/04	\$200,000	34027	Y	N
5	334330	1490	6/30/04	\$165,000	12962	Y	N
5	334330	1495	6/30/04	\$145,000	12960	Y	N
5	334510	0429	4/25/03	\$70,000	24712	N	N
5	334510	0540	11/20/03	\$215,000	73755	N	N
5	334570	0131	4/23/04	\$155,000	8096	N	N
5	334630	0594	3/29/04	\$97,500	133729	N	N
5	342405	9122	1/29/03	\$375,000	43560	N	N
5	606771	0050	8/20/03	\$125,000	4226	N	N
5	606771	0060	8/20/03	\$130,000	5125	N	N
5	607275	0105	11/8/04	\$60,000	20889	N	N
5	713552	0160	6/28/04	\$295,000	10913	Y	N
5	713552	0360	8/3/04	\$260,000	8769	Y	N
5	713552	0370	6/1/04	\$250,000	9202	Y	N
5	892100	0070	2/10/04	\$435,000	11552	Y	N
5	892100	0080	4/7/04	\$315,000	11295	Y	N

Vacant Sales Used in this Annual Update Analysis
Area 64

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
5	936090	0030	7/20/04	\$195,000	8995	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 64

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	072306	9030	5/30/03	\$5,000	QUIT CLAIM DEED
2	072306	9060	9/8/04	\$200,000	TIMBER AND FOREST LAND
2	522930	0060	9/17/03	\$10,000	NON-REPRESENTATIVE SALE
2	522930	0081	7/30/04	\$100,000	QUIT CLAIM DEED
4	032305	9233	10/31/04	\$7,385	QUIT CLAIM DEED
4	082305	9042	7/3/03	\$175,000	SEGREGATION AND/OR MERGER
4	334390	1603	4/15/03	\$149,500	TEAR DOWN
4	334390	2060	6/3/03	\$405,000	BUILDER OR DEVELOPER SALES
5	272405	9080	9/23/04	\$1,650,000	COMMERCIAL USE
5	272405	9087	3/4/03	\$62,943	QUIT CLAIM DEED
5	334330	0560	3/2/04	\$100,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
5	334570	0135	5/16/03	\$400,000	SEGREGATION AND/OR MERGER
5	334570	0183	11/25/03	\$60,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	334630	0598	10/8/03	\$919,500	MULTI FAMILY USE
5	342405	9022	1/29/03	\$275,000	TEAR DOWN; NEW PLAT
5	342405	9040	7/29/03	\$486,000	PLOTTAGE
5	342405	9078	10/23/03	\$187,500	CORPORATE AFFILIATES; QUIT CLAIM DEED
5	342405	9085	10/8/03	\$2,267,200	BUILDER OR DEVELOPER SALES
5	342405	9098	1/29/03	\$480,000	BUILDER OR DEVELOPER SALES



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers
FROM: Scott Noble, Assessor

A handwritten signature in black ink that reads "Scott Noble".

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr